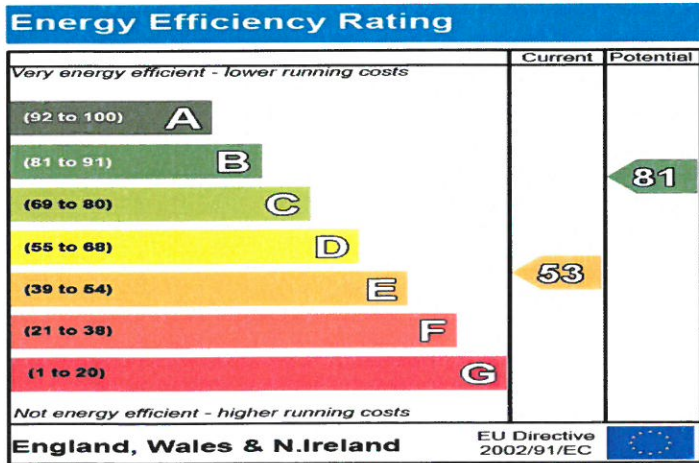


140 Frimley Green Road  
 Frimley Green, CAMBERLEY, GU16  
 6NA

£599,950 Freehold



An attractive, individual four bedroom detached house situated in a non estate location within the sought after village of Frimley Green being within walking distance of local schools, recreation ground and village shops. Access to junction 4 of the M3 motorway, main line railway stations at Farnborough and Ash Vale and Frimley Park Hospital are all nearby. The light and spacious accommodation comprises of a double aspect lounge, dining room, conservatory, cloakroom, kitchen and a breakfast room on the ground floor and four bedrooms, dressing room, en suite shower room and family bathroom on the first floor. Outside, is a south westerly aspect rear garden, a garage and plenty of off road parking with brick paved drive. Some of the windows are double glazed and there is gas fired central heating with radiators. No onward chain.

The Property Ombudsman  
 APPROVED CODE  
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### Entrance Hall

Wood laminate floor.

### Double Aspect Lounge

16' 1" x 15' (4.90m x 4.57m) Wood laminate floor, tv aerial point, double glazed sliding door to the garden.

### Dining Room

12' x 9' 3" (3.66m x 2.82m) Ornamental fireplace, glazed double doors leading to the lounge and double doors to -

### Conservatory

12' 10" x 12' 1" (3.91m x 3.68m) Ceramic tiled floor, double glazed doors leading to the rear garden.

### Cloakroom

Low level wc. corner wash basin, wood laminate floor, coat hanging space, frosted window, built in storage cupboard, extractor fan.

### Double Aspect Kitchen

12' x 8' 10" (3.66m x 2.69m) Single drainer stainless steel sink unit with adjoining work surfaces, range of high and low level units including cupboards and drawers, built in 'Dedietrich' five burner gas hob with pull out extractor hood and double oven, space for fridge/freezer, washing machine and dish washer, double glazed leaded light windows, cupboard housing a 'Glow Worm' gas fired central heating boiler.

### Breakfast Room

7' 11" x 7' 5" (2.41m x 2.26m) window to the side.

### First Floor

#### Landing

Airing cupboard housing a hot water tank, double built in, shelved linen cupboard, access to loft.

#### Bedroom One

14' 2" x 9' 7" (4.32m x 2.92m) Rear aspect window, door to -

#### Dressing Room

Two double fitted wardrobes and drawer unit, front aspect window.

#### En suite shower room

White suite comprising of a low level wc. with consealed cistern, wash basin with cupboard below, fully tiled corner shower cubicle with digital shower unit, heated towel rail, window to the rear.

#### Bedroom Two

12' x 9' (3.66m x 2.74m) Sealed unit leaded light window to the front.

#### Bedroom Three

10' 9" x 8' 10" (3.28m x 2.69m) Double wardrobe, fitted shelves, side aspect window.

#### Bathroom Four / Study

8' x 6' 2" (2.44m x 1.88m) Currently fitted out as a study with desk unit and fitted shelves, front aspect window.

#### Family Bathroom

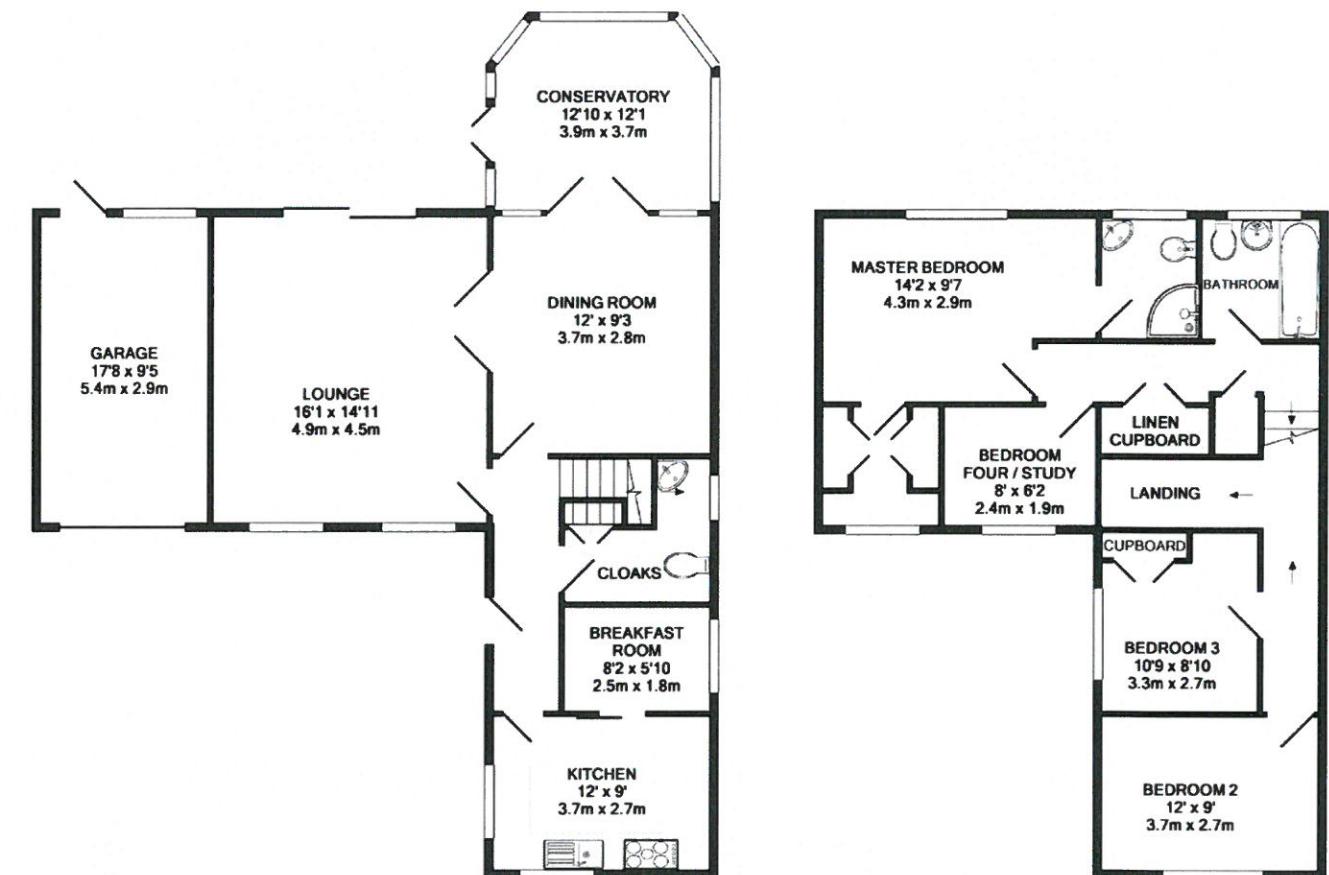
White suite comprising of a panelled bath with mixer tap and shower attachment, separate shower unit with a tiled surround, low level wc. pedestal wash basin, ladder style heated towel rail, frosted window to the rear.

#### Gardens

Rear garden with a wide paved patio with lawn beyond enclosed by mature foliage and timber fencing, south westerly aspect, side access with gates leading to the enclosed front garden which is mainly brick paved providing ample off road parking, outside water tap.

#### Garage

17' 8" x 9' 5" (5.38m x 2.87m) Up and over door, light and power, rear personal door.



GROUND FLOOR  
APPROX. FLOOR  
AREA 955 SQ.FT.  
(88.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 677 SQ.FT.  
(62.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1632 SQ.FT. (151.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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