

16 Gresham Way, Frimley Green  
CAMBERLEY, GU16 6LZ

£370,000 Freehold



A Neo Georgian three bedroom semi detached home situated within the heart of Frimley Green village offering easy access to local shops, the picturesque Basingstoke canal and Frimley Lodge Park whilst also being within a short distance of junction 4 of the M3 motorway. Accommodation comprises living/dining room, kitchen, conservatory and cloakroom to the ground floor with three bedrooms and family bathroom to the first floor. Externally the property benefits from driveway parking and garage. The property further benefits from being offered with No Onward Chain complications.

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

The Property Ombudsman  
APPROVED CODE  
FINDING STANDARDS  
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### Entrance

uPVC half glazed door. Stairs to first floor landing, wood effect laminate flooring, door to:

### Living Room

Front aspect bow window. Wood effect laminate flooring. Doors to:

### Dining Room

Sliding patio doors to conservatory, wood effect laminate flooring, door to:

### Kitchen

Side aspect window and fully glazed door to rear garden. One and a half bowl single drainer sink unit with cupboard under. Further range of matching eye and base level units with rolled edge work surfaces and tiled splash back. Four ring gas hob with extractor and oven under, space for slim line dishwasher, washing machine and fridge/freezer. Tiled floor.

### Conservatory

Being of part brick and glass construction with French doors leading to rear garden. Radiator.

### Cloakroom

Side aspect windows. Wall mounted wash hand basin and low level w.c.

### First Floor Landing

Side aspect window. Linen cupboard. Access to loft N.B. ( not inspected by agent ) With wall mounted gas fired combination boiler for heating and hot water.

### Bedroom One

Front aspect window. Built in wardrobes with mirror fronted sliding doors, wood effect laminate flooring.

### Bedroom Two

Rear aspect window. Built in double wardrobe, wood effect laminate flooring.

### Bedroom Three

Rear aspect window.

### Bathroom

Front aspect window. Three piece white suite comprising panel enclosed bath with shower over, low level w.c. pedestal wash hand basin, fully tiled surrounds, storage cupboard, wood effect laminate flooring.

### Outside

#### Front Garden

Mainly laid to lawn with driveway parking, double gates leading to further driveway and:

#### Garage

With barn style double doors, power and light.

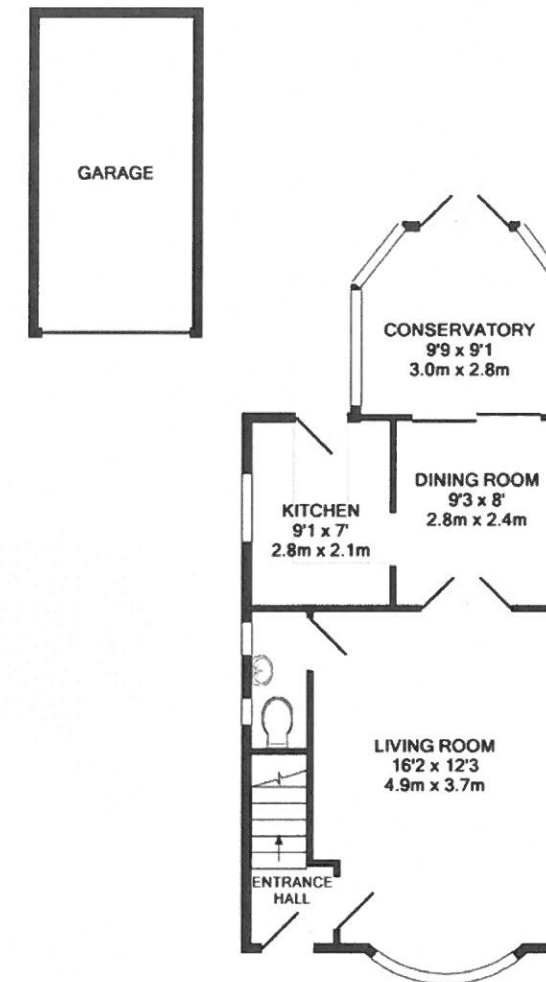
#### Rear Garden

Being laid mainly to lawn with flower and shrub borders. External power socket.

### VIEWING

Strictly by appointment with Luff & Wilkin telephone 01252 838899.

Office Hours - Monday to Friday 9am - 6pm (usually later) Saturdays 9am - 5pm



GROUND FLOOR  
APPROX. FLOOR  
AREA 589 SQ.FT.  
(54.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 968 SQ.FT. (89.9 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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