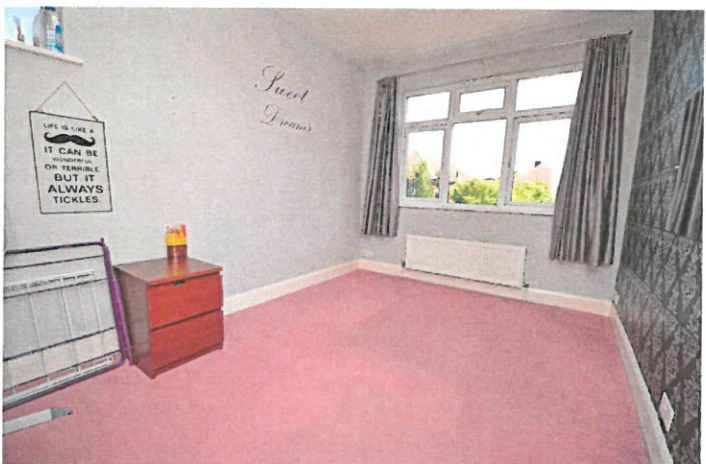


105 Frimley Green Road
 Frimley Green, CAMBERLEY, GU16
 6JX

£525,000 Freehold



An extended detached family home situated in a non-estate location within the Tomlinscote School catchment area whilst also providing easy access to Frimley Park Hospital, junction 4 of the M3 motorway and the nearby town of Camberley with its shops, restaurants and sporting facilities. Accommodation comprises 22ft kitchen/breakfast room, living room, dining room, family room/study and cloakroom to the ground floor with four double bedrooms, three of which have fitted wardrobes and two bathrooms to the first floor. Externally the property benefits from ample driveway parking and a rear garden measuring approximately 120ft.

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
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 1 Guildford Road, Frimley Green, Surrey GU16 6NL

Entrance

Covered entrance porch with half glazed uPVC door to:

Entrance Hall

Front aspect window. Stairs to first floor landing with cupboards under, further storage cupboard, decorative radiator cover, doors to all rooms.

Cloakroom

Side aspect window. Low level w.c. with concealed cistern, wall mounted wash hand basin with tiled splash back.

Living Room

Front aspect bay window. Brick built open fireplace.

Kitchen/Breakfast Room

Rear aspect window, sliding patio door and fully glazed door to rear garden. Stainless steel 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. Space for range style cooker, space and plumbing for dishwasher, under counter fridge and fridge/freezer. Breakfast bar. Door to:

Dining Room

Side aspect window. Fully glazed double doors to:

Family Room/Study

Side aspect window.

First Floor Landing

Side aspect window. Access to loft N.B.(not inspected by agent) Airing cupboard, doors to all rooms.

Bedroom One

Front aspect bay window. Range of fitted wardrobes with sliding doors.

Bathroom

Front aspect window. Three piece white suit comprising panel enclosed bath with shower over, low level w.c. with concealed cistern, vanity unit wash hand basin, part tiled surrounds and tile floor, chrome heated towel rail.

Bedroom Two

Side aspect windows.

Bedroom Three

Rear and side aspect windows. Fitted double wardrobe.

Bedroom Four

Rear and side aspect windows. Fitted double wardrobe.

Family Bathroom

Side aspect window. Three piece white suit comprising panel enclosed bath with shower over, low level w.c. with concealed cistern, vanity unit wash hand basin, part tiled surrounds and tiled floor, chrome heated towel rail.

Outside

Garden

Ample shingled driveway parking with gated side access leading to:

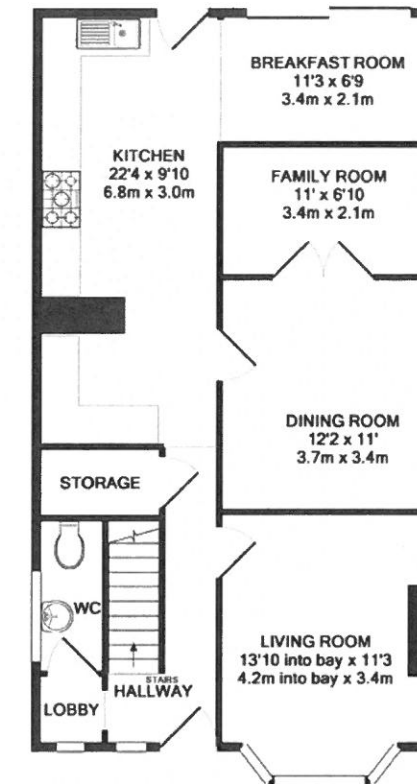
Rear Garden

Measuring approximately 120ft. A combination of paving stones and decking across the rear of the property, hot tub with timber built cover. Large storage shed with barn style doors, power and light. Further timber built storage shed and swimming pool (in need of refurbishment). The remainder is laid mainly to lawn.

VIEWING

Strictly by appointment with Luff & Wilkin telephone 01252 838899.

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



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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