

2 Sturt Road
Frimley Green, GU16 6HX



£399,950 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		76
(55 to 68)	D	60	
(39 to 64)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



An extended and much improved three bedroom semi detached chalet bungalow, centrally located in Frimley Green offering easy access to local amenities, whilst being within a short distance to Frimley Lodge Park and the picturesque Basingstoke canal. Accommodation comprises living room with bi-folding doors to rear garden, refitted kitchen breakfast room, family room/bedroom four, bedroom three and refitted family bathroom to the ground floor with master bedroom with en-suite shower room and bedroom two to the first floor. Externally the property benefits from ample driveway parking to the front and enclosed garden to the rear.

The Property Ombudsman
APPROVED CODE
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Registered No. 8078018 England and Wales

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Entrance Porch

Front aspect window and uPVC door, quarry tiled floor, fully glazed door to:

Entrance Hall

Stairs to first floor landing, Karndean flooring, doors to all rooms.

Living Room

Rear aspect bi-folding doors. Karndean flooring.

Kitchen/Breakfast Room

Rear aspect window and side aspect half glazed door. Stainless steel one and a half bowl inset sink with cupboard under. Further range of matching eye and base level units with granite work surfaces and matching upstand. Bosch induction four ring hob with glass splash back and extractor over. Built in Bosch double oven and microwave oven, integrated dish washer, washing machine and tumble dryer. Cupboard housing gas fired combination boiler for heating and hot water. Karndean flooring.

Family Room/Bedroom Four

Front aspect window.

Bedroom Three

Front aspect window.

Refitted Bathroom

Side aspect window. P shape bath with shower over, vanity unit wash hand basin, low level w.c. with concealed cistern, fully tiled surrounds and tiled floor, chrome heated towel rail.

First Floor Landing

Velux roof light window. Doors to all rooms.

Bedroom One

Rear aspect window and Velux roof light windows. Built in storage cupboards and eves storage. Door to:

En-Suite

Rear aspect window. Over sized shower cubicle, vanity unit washhand basin, low level w.c. fully tiled surrounds and tiled floor, chrome heated towel rail.

Bedroom Two

Rear aspect window.

Outside

Front

Shingled driveway providing ample off road parking, raised flower and shrub borders, gated side access to:

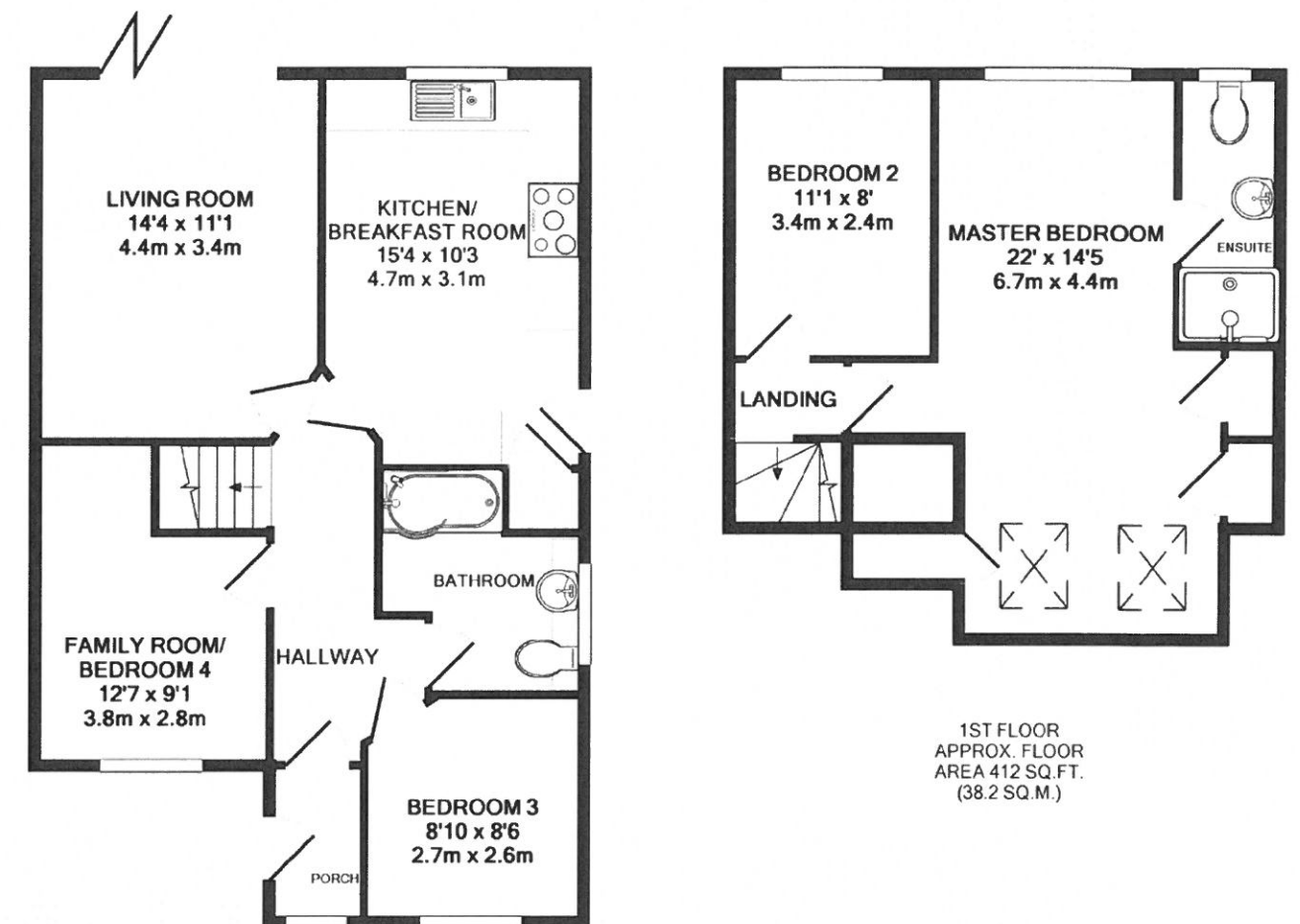
Rear Garden

Mainly laid to lawn with raised flower and shrub borders, shingle patio area and hard standing to the side of the property ideal for further storage.

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 647 SQ.FT.
(60.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1059 SQ.FT. (98.4 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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