

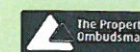
18 Gresham Way, Frimley Green  
CAMBERLEY, GU16 6LZ



**£485,000** Freehold



A spacious and extended detached family home located in the village of Frimley Green and ideally situated for local schools and shops. The accommodation comprises of an open plan living space, well fitted kitchen with dining area, cloakroom and conservatory. On the first floor can be found the master bedroom with an en-suite and walk-in wardrobe, three further double bedrooms and the family bathroom. The rear garden features both a patio and decked area the latter overlooking woodland to the rear. In addition there is off road parking for 2 vehicles and an attached single garage. The property further benefits from double-glazed windows and gas central heating.



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### Entrance

Front door to entrance porch, side aspect double glazed window, half glazed door:

### Living room

18' 3" x 17' 5" (6.07m x 5.31m) Front aspect double glaze window, front aspect double glazed bay, three single radiators, feature fireplace with inset gas fire, stairs to 1st floor, archway through to:

### Kitchen/Dining room

18' 2" x 13' (5.54m x 3.96m) Range of wall and base units with work surfaces over, 1 1/2 bowl stainless steel sink with mixer tap and drainer, stainless steel extractor hood above a stainless steel five ring gas hob and stainless steel single oven and grill. Space for washing machine, built- in dishwasher, space for American-style fridge freezer with storage cupboards surrounding, double radiator, door to Inner Lobby and sliding glazed door to:

### Conservatory

16' 9" x 8' 7" (5.11m x 2.62m) double doors to garden, tiled floor with underfloor heating.

### Cloakroom

Door from Kitchen to Inner Lobby, door to Cloakroom with side aspect frosted window, low-level wc, corner hand wash basin.

### Landing

Side aspect window, door to storage cupboard, door to Airing Cupboard housing hot water storage tank, doors to:

### Master Bedroom

12' 6" x 10' 9" (3.81m x 3.12m) Front aspect double-glazed window, radiator, door to walk in wardrobe with hanging rails, door to:

### En-suite

Front aspect double glazed frosted window, glazed walk-in shower cubicle, hand wash basin set in vanity unit, low level wc.

### Bedroom 2

9' 11" x 8' 3" (3.02m x 2.51m) Rear aspect double glazed window, radiator, built-in double wardrobe with drawers below.

### Bedroom 3

12' 6" x 7' 7" (2.97m x 2.31m) Front aspect double glazed window, radiator, built in storage cupboard.

### Bedroom 4

9' 11" x 8' (3.02m x 2.44m) Rear aspect double glazed window, radiator, built-in double wardrobe.

### Bathroom

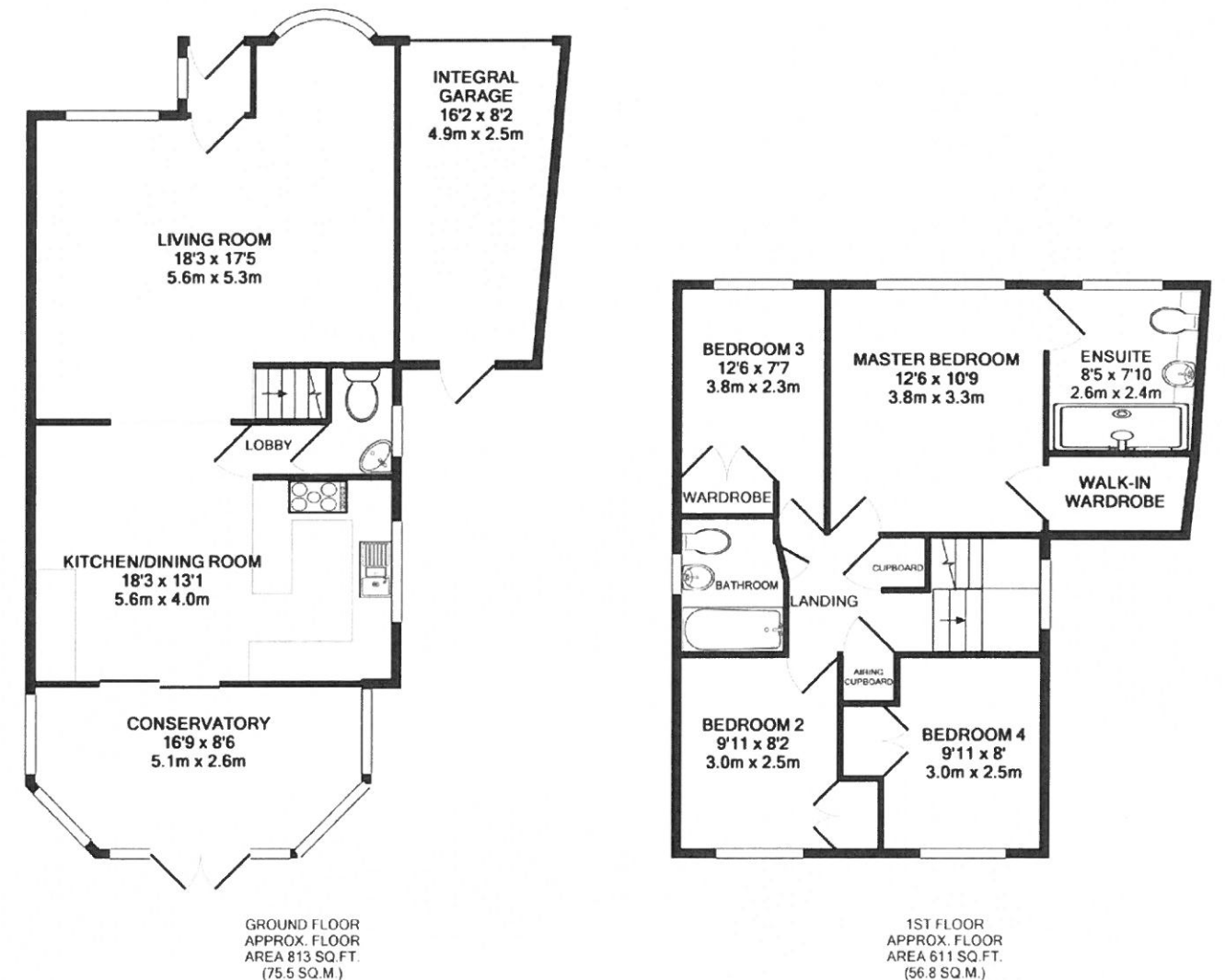
Side aspect double glazed frosted window, panel enclosed bath with mixer taps and shower attachment, pedestal hand wash basin, low level wc, wall mounted ladder style heated towel rail.

### Rear Garden

Paved patio area with central lawn, to the rear a decked area overlooking woodland beyond, borders of shrubs and plants, timber framed summerhouse, timber framed garden shed, wrought iron gate to side access and door to:

### Garage

15' 9" x 8'2 max (6' 11" (min)) (4.80m x 2.49 max (2.11m (min))) Up and over door to front, power and light. Driveway to front for 2 vehicles.



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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### VIEWING

Strictly by appointment with Luff & Wilkin telephone 01252 838899.

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

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