

6 Buckhurst Road, Frimley Green,
Surrey. GU16 6LH.

£360,000 Freehold



This delightful period three bedroom semi-detached cottage is situated in this popular village location close to local amenities, Frimley Lodge Park and the picturesque Basingstoke canal. The well presented accommodation comprises of an open plan living/dining room, fitted kitchen, rear lobby and bathroom to the ground floor with three bedrooms (two doubles and a single) to the first floor. Externally the property offers a 100' rear garden with the added benefit of a shared driveway and garage. The property further benefits from double-glazed windows, gas fired central heating and also being offered with no onward chain.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
59	85
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
52	83
EU Directive 2002/91/EC	



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Entrance Hall

uPVC half glazed door. Stairs to first floor landing with storage cupboard under. Doors to all rooms.

Living Room

Front aspect window. Gas fireplace. Arch through to:

Dining Room

Rear aspect window. Open brick built fireplace.

Kitchen

Rear aspect window. 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. Built in double oven with four ring gas hob and extractor over. Door to:

Rear Lobby

Side aspect window and fully glazed door leading to rear garden. Wall mounted gas fired boiler for heating and hot water. Space and plumbing for both washing machine and tumble dryer. Door to:

Bathroom

Side aspect window. White suite comprising panel enclosed bath, pedestal wash hand basin, w.c. fully tiled surrounds.

First Floor Landing

Access to loft N.B.(not inspected by agent) Doors to all rooms.

Bedroom One

Front aspect windows. Built in storage cupboard.

Bedroom Two

Rear aspect window. Airing cupboard. Cloakroom with w.c. and pedestal wash hand basin.

Bedroom Three

Rear aspect window. Built in wardrobe.

Outside

Front Garden

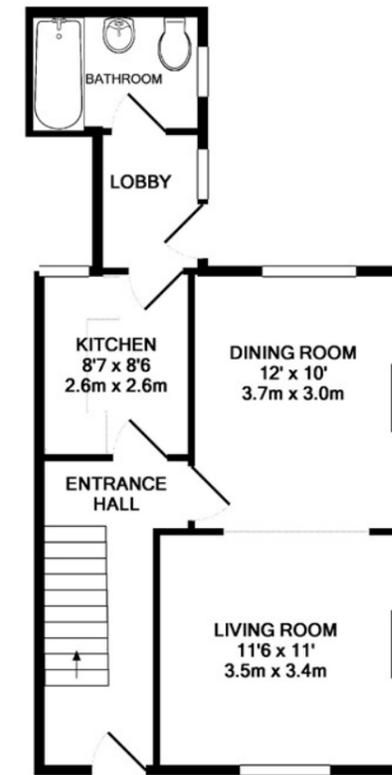
Being of a low maintenance nature with double wrought iron gates leading to a shared driveway.

Garage

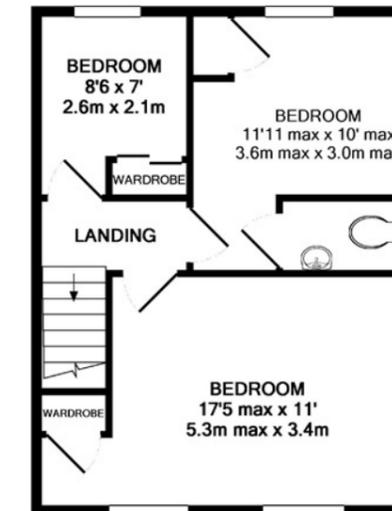
With up and over door.

Rear Garden

Measuring in excess of 100ft. Timber built storage shed with the remainder being laid mainly to lawn.



GROUND FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.4 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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