

42 Evergreen Road, Frimley,
Camberley, Surrey. GU16 8PX.



£345,000 Freehold



A three bedroom semi detached house with no onward chain complications offering spacious accommodation comprising of an 'L' shaped lounge/dining room, lobby/utility room, and a double aspect kitchen. On the first floor there are three bedrooms and a bathroom with shower cubicle. Outside is a garden of approximately 50' long with ornamental fish pond, green house and shed. The property is conveniently situated within the Tomlinscote school catchment area and accessible to Frimley Park Hospital, Frimley shopping high street, railway station and junction 4 of the M3 motorway. Pursuant to section 21 of the Estate Agents Act 1979 (Declaration of Interest) we hereby divulge that the vendor of this property is related to an employee of Luff & Wilkin Property Specialist Ltd.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	86

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-63) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
59	84

EU Directive 2002/91/EC

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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Entrance Hall

Double Aspect `L` Shaped Lounge/Dining Room

13' 2" max. x 17' 10" (4.01m x 5.44m) Stone fireplace with fitted gas fire, radiator, under stairs storage cupboard, serving hatch to kitchen, double glazed doors to the rear garden.

Double Aspect Kitchen/Breakfast Room

9' 8" x 10' 3" (2.95m x 3.12m) Single drainer sink unit with adjoining work surfaces, range of wall and floor mounted units, space and plumbing for washing machine, radiator, part tiled walls.

Lobby/Utility Room

7' 1" x 7' 8" (2.16m x 2.34m) Double built in storage cupboard, floor mounted `Potterton` gas fired central heating boiler, cupboards housing gas and electric meters, half glazed door to outside.

First Floor Landing

Radiator.

Bedroom One

9' 10" x 12' 0" (3.00m x 3.66m) Radiator, bulk head wardrobe with adjoining chest of drawers.

Bedroom Two

9' 5" x 9' 10" (2.87m x 3.00m) Radiator, airing cupboard housing a lagged copper tank, fitted wardrobe with adjoining chest of drawers with work top, access to loft.

Bedroom Three

7' 6" x 8' 1" (2.29m x 2.46m) Radiator, built in wardrobe, dressing table unit with drawers.

Bathroom

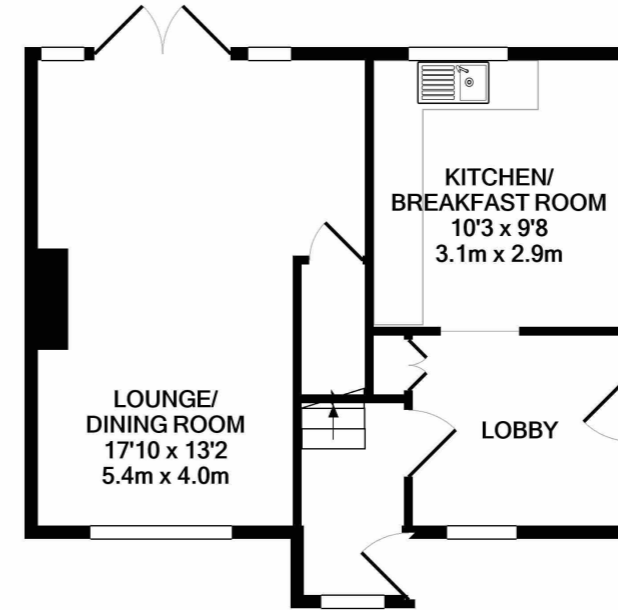
Coloured suite comprising of a panel enclosed bath, pedestal wash basin, low level w.c, fully tiled shower cubicle.

Outside. Front Garden

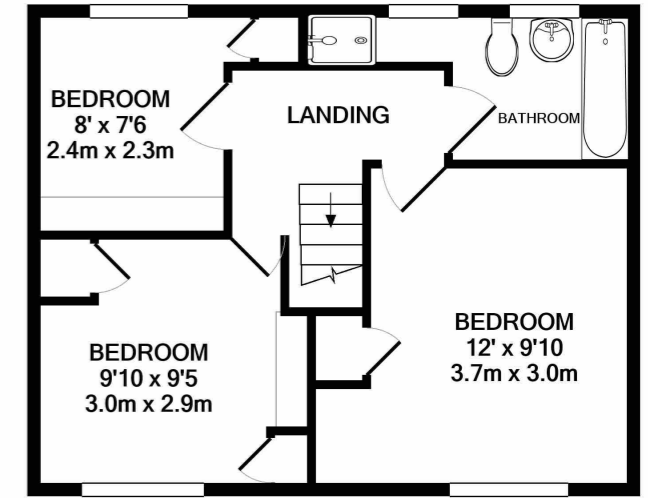
Laid mainly to lawn, crazy paved drive leading to a CAR PORT providing off road parking.

Rear Garden

Extending to approximately 50` long. Wide paved patio, ornamental fish pond and rockery, steps lead to an area of lawn with green house and vegetable garden, timber shed all enclosed by close boarded fencing. Outside water tap.



GROUND FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 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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