

72 Cheylesmore Drive, Frimley,  
Camberley, Surrey. GU16 9BW.



**£245,000** Freehold



A well presented one bedroom back to back house with its own 31' long southerly aspect garden. The property is situated within the favoured Cheylesmore Park development and convenient for local shops and schools together with junction three of the M3 motorway. Pine Ridge golf course and acres of woodland are within walking distance. The accommodation comprises of a lounge/dining room with direct access to the garden and kitchen, on the first floor is a double bedroom with a range of wardrobes and a modern white bathroom suite. Outside is an allocated parking space and an enclosed garden. The property has gas fired central heating by radiators and sealed unit double glazed windows.



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	
63	89
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
62	90
EU Directive 2002/91/EC	



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### Covered Entrance Porch

Bin storage cupboard housing a `Baxi` gas fired central heating boiler. Door to:

### Lounge/Dining Room

13' 3" x 12' 7" (4.04m x 3.84m) This measurement excludes a deep double glazed bay with door leading to the garden, radiator, under stairs storage cupboard, door to:

### Kitchen

12' 4" in to a recess x 5' 3" (3.76m x 1.60m) Single drainer sink unit with cupboard below, adjoining work surfaces, range of high and low level units, four burner gas hob with double oven below, space and plumbing for a washing machine, ceramic tiled floor, deep open cupboard recess, radiator, sealed unit double glazed window.

### First Floor

#### Landing

Access to a boarded loft with light point via a pull down ladder.

#### Bedroom

10' 9" x 10' 7" (3.28m x 3.23m) Range of fitted wardrobes, airing cupboard, radiator, sealed unit double glazed window.

#### Bathroom

White suite comprising of a panel enclosed bath with mixer tap and shower attachment, low level W.C. vanity unit wash basin with cupboard below, part tiled walls, ceramic tiled floor, heated towel rail, sealed unit double glazed window.

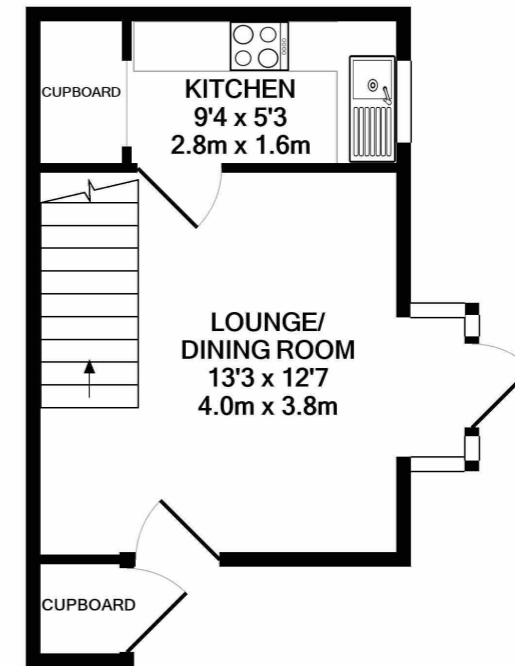
#### Outside

#### Southerly Aspect Garden

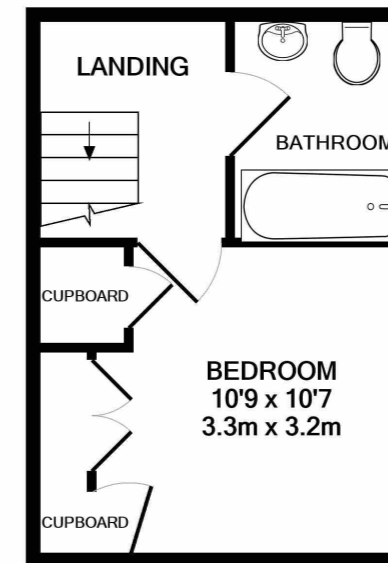
An attractive garden extending to approximately 31` long with a feature circular paved area, ideal for al fresco dining, small lawn area, various specimen shrubs and enclosed by a combination of chain link and picket fencing with a gated side access.

#### Parking

Allocated parking space.



GROUND FLOOR  
APPROX. FLOOR  
AREA 252 SQ.FT.  
(23.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 229 SQ.FT.  
(21.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 481 SQ.FT. (44.7 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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