

10 St Peters Way, FRIMLEY, Surrey.
GU16 9BG.



£375,000 Freehold



This three bedroom semi-detached house has undergone extensive refurbishment in the last year to include a new kitchen, new radiators, redecoration throughout, new carpets on the first floor, partial rewiring & a new fuse box. Located in a popular development roughly equidistant between Frimley & Frimley Green villages; the location also offers easy access to the motorway network via the M3 Junction 4, Frimley railway station, Frimley Park Hospital and in the catchment of Tomlinscote school.

The spacious and light accommodation comprises of a living room/diner, the refitted kitchen and external storage rooms on the ground floor with three bedrooms and a bathroom on the first floor. The property further benefits from double-glazed windows, gas fired radiator heating and parquet flooring in the reception room. The rear garden has a paved patio and recently erected fencing, the front garden has a central lawn and the driveway extends to the rear of the property. EPC: C

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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	
71	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 (55-63)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
68	83
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.

Entrance Hall

Part glazed front door with side window, wall mounter radiator, stairs to first floor, door to:

Living Room/Diner

12' 4" x 24' 1" (3.76m x 7.34m) Front aspect window, rear aspect double-glazed patio doors to garden, Parquet flooring.

Kitchen

8' 10" x 10' 9" (2.69m x 3.28m) Side aspect window, range of wall and base units finished in a painted country style with wood block work surfaces, built-in fridge/freezer, hi-level single oven, induction hob with extractor hood above, butler sink with mixer tap, part tiled walls, door to cupboard housing gas-fired hot water boiler, part glazed door to external lobby.

External Lobby

Doors to two separate storage rooms and a door to an outside wc.

First Floor

Landing

Side aspect window, door to storage cupboard, access hatch to loft space, doors to:

Bedroom 1

9' 3" x 12' 0" (2.82m x 3.66m) Front aspect window, wall mounted radiator, door to built-in storage cupboard.

Bedroom 2

9' 9" x 11' 10" (2.97m x 3.61m) Rear aspect window, wall mounted radiator, door to built-in storage cupboard.

Bedroom 3

7' 10" x 6' 6" (2.39m x 1.98m) Front aspect window, wall mounted radiator, door to built-in over stairs storage cupboard.

Shower Room

Rear aspect window, walk-in shower cubicle with wall mounted power shower, pedestal hand wash basin, low-level wc, part tiled walls, door to airing cupboard.

Outside

Rear Garden

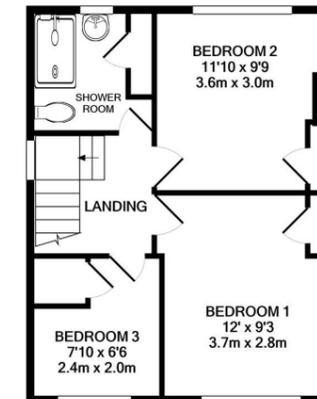
Paved patio area, central lawn with specimen shrubs and bushes, recently installed panel fencing, driveway leading to the front.

Front Garden

Central lawn with bush and shrub borders, enclosed by dwarf brick wall.



GROUND FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 959 SQ.FT. (89.1 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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