

32 Middlemoor Road, CAMBERLEY,  
Surrey. GU16 8BU.



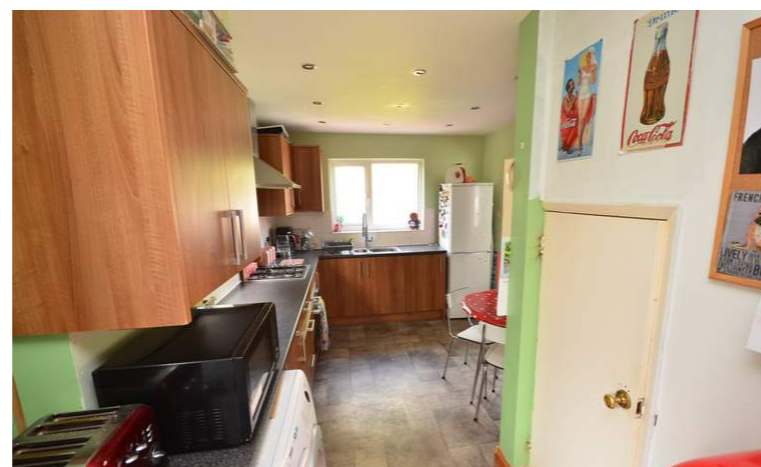
**£375,000** Freehold



Situated in a popular location with access to Tomlinscote, Lakeside and Ravenscote schools, this semi-detached family home also boasts a rear garden measuring approximately 60' in length. The accommodation offers a 21' living room with French doors out to the rear garden and a 21' kitchen/diner, three bedrooms, a family bathroom and an en suite shower room to the second bedroom.

Further benefits include double-glazed windows, gas fired central heating and off road parking. Frimley town centre and railway station are within easy reach, as are other local shops, amenities and bus routes.

EPC: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.

## GROUND FLOOR

### Front Entrance

Part glazed front door to entrance, open access to:

### Kitchen/Diner

20' 1" x 9' 4" max (6.12m x 2.84m max). Rear aspect window, side aspect window, side aspect part glazed door, range of base and wall units. Stainless steel 1½ bowl single drainer sink with mixer tap, stainless steel single oven, stainless steel 4 ring gas hob, stainless steel extractor hood, tiled splash backs. 13 inset spotlights, 2 x wall mounted radiators, door to under stairs storage cupboard, open through to:

### Living Room

20' 1" x 10' 5" (6.12m x 3.17m) Front aspect window, rear aspect French doors, 2 x wall mounted radiators, twin central ceiling lights, fireplace with slate hearth. Door to:

### Hallway

With stairs to:

## FIRST FLOOR

### First Floor Landing

Doors to all rooms.

### Bedroom 1

13' 9" max x 11' 2" max (4.19m max x 3.40m max) Front aspect window, wall mounted radiator, door to storage cupboard, central ceiling light.

### Bedroom 2

10' 3" x 9' 6" (3.12m x 2.90m) Rear aspect window, wall mounted radiator, central ceiling light. Door to:

### En Suite Shower Room

Shower cubicle, wall mounted hand wash basin, low level wc, wall mounted heated towel rail, tiled walls, twin ceiling inset spotlights.

### Bedroom 3

11' 2" x 6' 2" (3.40m x 1.88m) Front aspect window, wall mounted radiator, central ceiling light.

### Bathroom

Twin side aspect frosted windows, panel enclosed shaped bath with curved glazed shower screen, wall mounted shower, mixer taps to bath, hand wash basin with storage beneath, low level wc, part tiled walls, wall mounted heated towel rail. 5 inset ceiling spotlights.

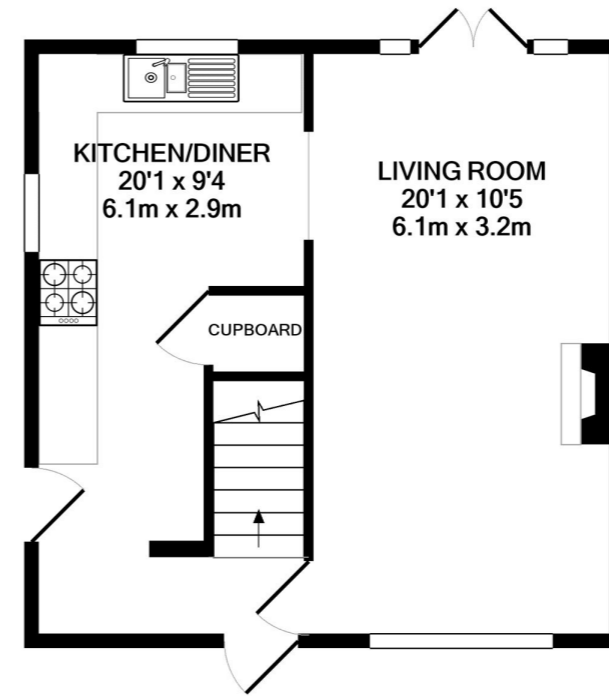
## OUTSIDE

### Front Garden

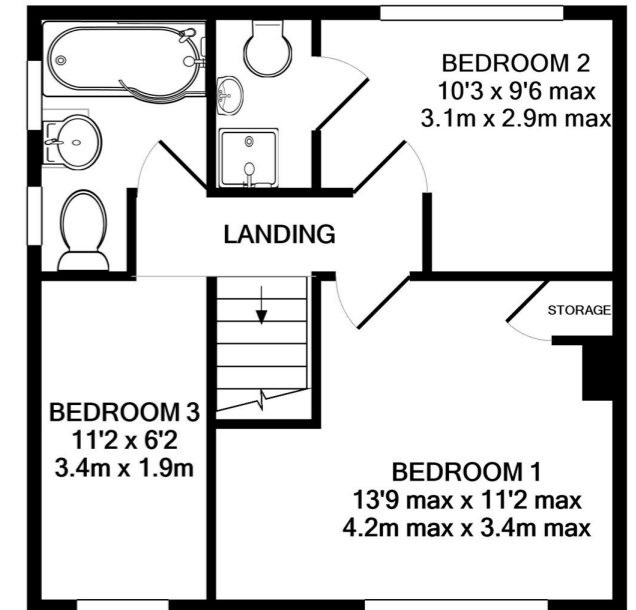
Driveway. Mainly laid to lawn with half height panel fencing and brick wall to the front.

### Rear Garden

Patio. Mainly laid to lawn, enclosed by panel fencing. Garden approximately 60' in length.



GROUND FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 393 SQ.FT.  
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 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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