

7 Worsley Road, Frimley,
CAMBERLEY, Surrey. GU16 9AS.



£430,000 Freehold



Located in one of Frimley Green's most popular locations, this well proportioned family home offers three bedrooms, separate living and dining rooms, a fitted kitchen, utility room and downstairs cloakroom. The property is presented in excellent order and features a 100' rear garden alongside a paved patio, central lawn, detached garage and timber framed storage sheds as well as providing up to 4 parking spaces.

The property also benefits from double glazed windows and gas fired central heating. The location is perfect for local schools of all ages, community centre, local shops and amenities, access to Frimley High Street and railway station, as well as the M3 and Frimley Park Hospital.

EPC: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

Entrance Hallway

Half glazed front door with tiled step into entrance hallway. Wall mounted radiator, dado rail, side aspect window, door to storage cupboard housing electric meter and fuses. Doors to living room and kitchen, stairs to first floor.

Living Room

14' 7" x 14' 5" (4.45m x 4.39m) Front aspect double glazed window, wall mounted radiator, feature fireplace with gas coal-effect fire, central ceiling light.

Kitchen

16' 6" x 10' 3" (5.03m x 3.12m) Wall mounted radiator, side aspect window, range of wall and base units with roll edge work surfaces over, single bowl single drainer stainless steel sink with mixer tap. Space for free standing cooker with extractor hood above, space for washing machine, 4 track-mounted ceiling spotlights, door to larder storage cupboard with side aspect window, open to further storage with side aspect window, wall mounted hot water boiler, space for upright fridge/freezer, further base units, tiled splash backs, sliding doors to:

Dining Room

10' 2" x 9' 4" (3.10m x 2.84m) Rear aspect full height windows with door in between, wall mounted radiator, central ceiling light.

Inner Lobby & WC

Door from kitchen to inner lobby with side aspect half glazed door, side aspect window, door to:

WC: Side aspect frosted window, low level wc, wall mounted hand wash basin with tiled splash back, central ceiling light, wall mounted electric heater, door to:

Utility Room

8' 3" x 4' 8" (2.51m x 1.42m) Power and light and tumble dryer vent exit, ceiling mounted light.

Landing

Side aspect window, access to loft via a pull-down hatch, door to airing cupboard, doors to all rooms.

Bedroom 1

11' 10" x 10' 10" (3.61m x 3.30m) Front aspect window, wall mounted radiator, ceiling mounted light, built in twin double wardrobes with two further built in single wardrobes.

Bedroom 2

11' 7" x 10' 10" (3.53m x 3.30m) Rear aspect window, built in double wardrobe with further storage above, wall mounted radiator, ceiling mounted track with 4 spotlights.

Bedroom 3

9' 0" max x 8' 8" (2.74m max x 2.64m) Front aspect window, wall mounted radiator, door to storage cupboard over stairs, central ceiling light.

Bathroom

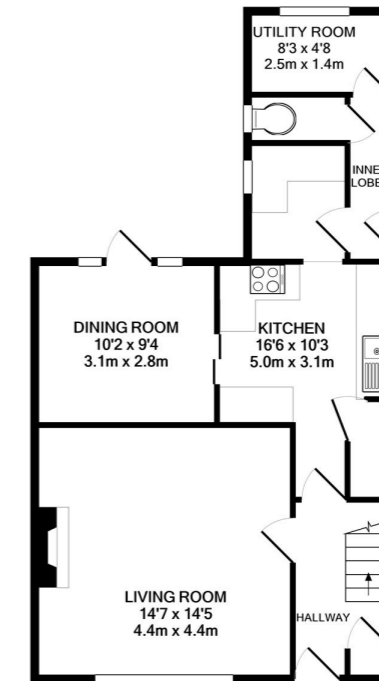
Rear aspect frosted window, enclosed bath with hot and cold taps and wall mounted Triton power shower, pedestal hand wash basin, low level wc, part tiled walls, wall mounted radiator, 4 ceiling inset spotlights, ceiling inset extractor fan.

Garden

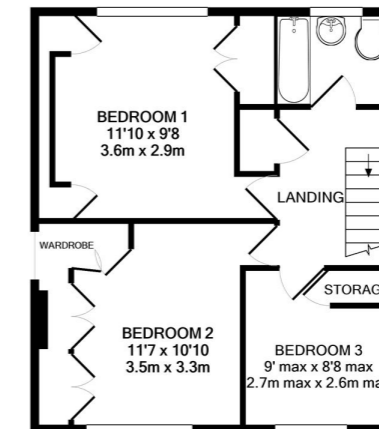
REAR GARDEN: Measuring approx. 100', the garden provides a paved patio area and central lawn with pathway to rear. Small tool storage shed to rear of the detached garage, further wood framed storage shed to rear of garden, and a greenhouse. The garden is enclosed by mixture of panel and trellis fencing with an assortment of garden shrubs and specimen trees.

SINGLE GARAGE: Up and over door, side access door, side aspect window. Paved driveway leading to the front of the property.

FRONT GARDEN: Brick paved parking for two vehicles, shingled area, dwarf brick wall to front.



GROUND FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1052 SQ.FT. (97.7 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
Made with Metropix ©2021