

138 Sandringham Way, FRIMLEY,  
Surrey. GU16 9YF.



**£475,000** Freehold



A three bedroom detached bungalow offered in excellent decorative order throughout, situated on the ever popular Paddock Hill development, within walking distance of local shops and schools, convenient for Frimley Green village, Frimley Park Hospital and the nearby town of Camberley. Junction 4 of the M3 motorway and railway station can be found at nearby Frimley.

The accommodation comprises of an entrance hall, lounge/dining room, 14'8" refitted kitchen/breakfast room, refitted shower room and three bedrooms. The property has gas-fired central heating by radiators and sealed unit double glazing, well kept front and rear gardens, garage and off-street parking.

NO ONWARD CHAIN. EPC: D



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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	

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## GROUND FLOOR

### Enclosed Entrance Porch

With courtesy light point and half glazed door to:

### Entrance Hall

Three built in storage cupboards, access to loft.

### Lounge/Dining Room

22' 10" x 12' 3" (6.96m x 3.73m) Ornamental fireplace with electric fire, side aspect window and glazed door to rear garden.

### Kitchen/Breakfast Room

14' 8" x 7' 7" (4.47m x 2.31m) Refitted, with a wide range of high and low level units in a light wood colour, incorporating cupboards and drawers, Electrolux four-burner gas hob with stainless steel extractor hood over, AEG built-in double oven incorporating a microwave, part tiled walls, space and plumbing for washing machine. Radiator, wall mounted Ideal gas-fired boiler for the central heating and domestic hot water, space for fridge/freezer, sealed unit double glazed window to the front elevation, 1½ bowl single drainer stainless steel sink unit.

### Bedroom 1

11' 9" x 9' 0" (3.58m x 2.74m) Two double fitted wardrobes, radiator, sealed unit double glazed window to the front.

### Bedroom 2

11' 6" x 8' 9" (3.51m x 2.67m) Radiator, sealed unit double glazed window to the rear.

### Bedroom 3

10' 9" x 6' 0" (3.28m x 1.83m) Radiator, sealed unit double glazed window to the front.

### Refitted Shower Room

White suite comprising of a low-flush wc, wash hand basin with cupboard below, corner shower unit with sliding screen, fully tiled surround, half tiled walls, chromium ladder-style heated towel rail, two sealed unit double glazed windows to the rear.

## OUTSIDE

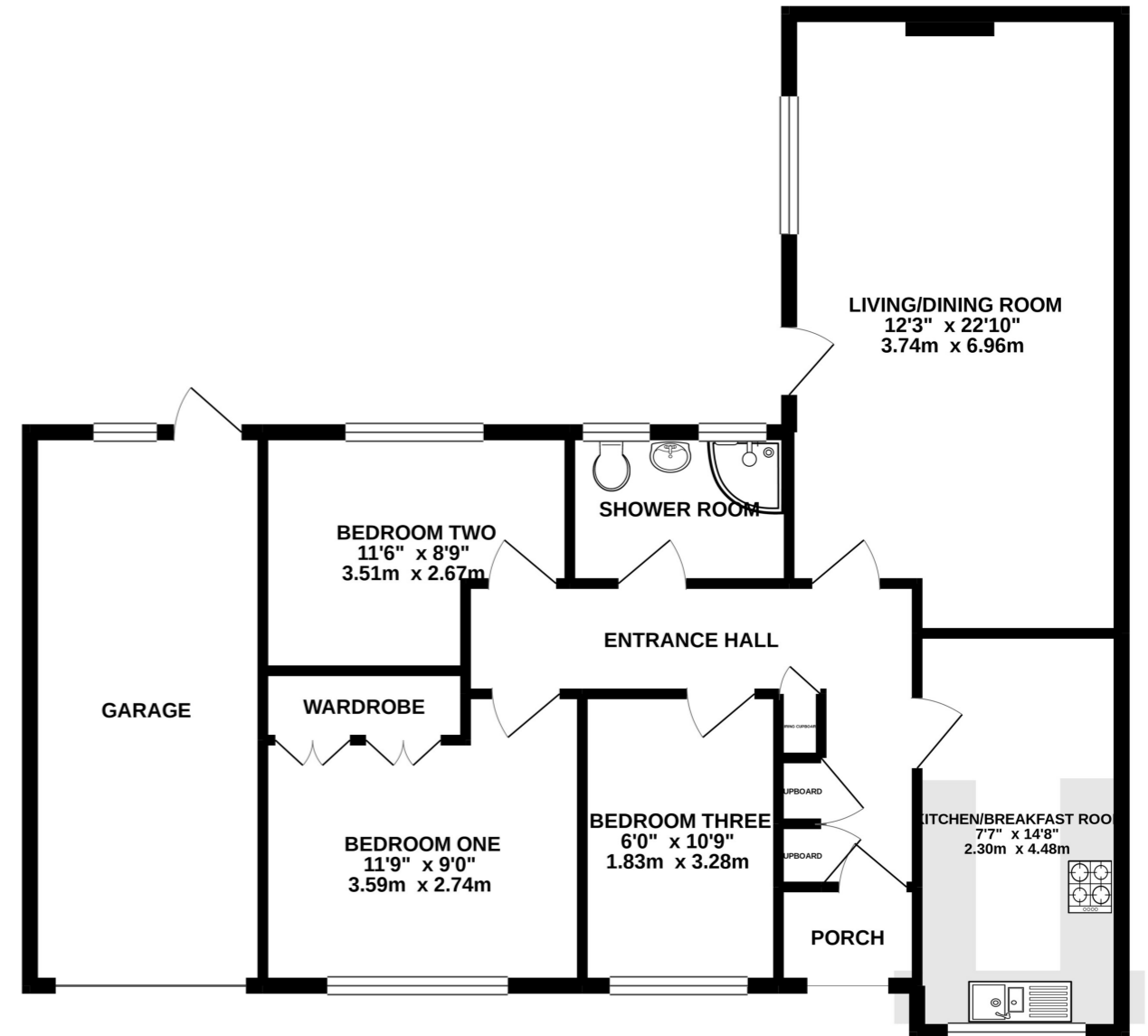
### Rear Garden

Decking area with ramp down to the lawn, behind which is an area of lawn with abundantly stocked flower and shrub borders, enclosed by close boarded fencing. Side access with gate.

### Garage

Electrically operated up and over door, light and power, useful storage in the roof void, rear personal door.

GROUND FLOOR  
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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