

# 3 Haslemere Close, Frimley, Camberley, Surrey. GU16 9QW.

**£525,000** Freehold



A 2/3 bedroom detached bungalow situated within a cul de sac in this desirable part of Frimley. The property is in need of some updating and the accommodation comprises of a lounge with an archway leading to the dining room/bedroom 3, fitted kitchen with built-in appliances, reception hall, shower room, 2 double bedrooms with built-in wardrobes and a third single/dining room. Outside is a garage, long front garden with ample off-road parking and an elevated tiered garden of approximately 90' long to the rear, with a westerly aspect. The property benefits from having gas fired central heating by radiators and sealed unit double glazed windows.

No onward chain. EPC: D

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## Entrance Lobby

With leaded light windows and glazed door to:

## Reception Hall

12' 3" x 7' 10" (3.73m x 2.39m) Radiator, arch to:

**GROUND FLOOR**  
1146 sq.ft. (106.5 sq.m.) approx.

## Inner Hallway

Radiator, wood strip floor, two built-in shelved storage cupboards with light points, access to loft.

## Lounge

16' 7" x 12' 8" (5.05m x 3.86m) Wood strip floor, feature ornamental fireplace with coal-effect gas fire, radiator, sealed unit double glazed windows and doors leading to the front garden. Archway to:

## Dining Room / Bedroom 3

9' 3" x 8' 0" (2.82m x 2.44m) Radiator, sealed unit double glazed sliding doors to the side of the property.

## Lean-To Utility Area

8' 4" x 7' 5" (2.54m x 2.26m) With worktops, cupboards and drawers, space and plumbing for washing machine and space for tumble dryer. Ceramic tiled floor, arch to:

## Lean-To Garden Room

10' 10" x 7' 5" (3.30m x 2.26m) Ceramic tiled floor, sealed unit double glazed doors leading to the rear garden.

## Kitchen

10' 11" x 9' 2" (3.33m x 2.79m) 1½ bowl single drainer sink unit with adjoining laminated working surfaces, range of high and low level units, including cupboards and drawers. Built-in Bosch ceramic hob with extractor hood over, built-in Hotpoint double oven, built-in fridge/freezer and dishwasher. Wood-effect laminate flooring, part tiled walls, inset ceiling spot downlighting, sealed unit leaded light double glazed bow window to the front.

## Bedroom 1

12' 5" x 11' 8" (3.78m x 3.56m) Range of fitted wardrobes with cupboards over, radiator, sealed unit double glazed window to the rear.

## Bedroom 2

11' 7" x 9' 3" (3.53m x 2.82m) Double wardrobe with cupboards over, and adjoining vanity unit with wash basin and cupboards below with a tiled surround. Radiator, sealed unit double glazed window to the rear.

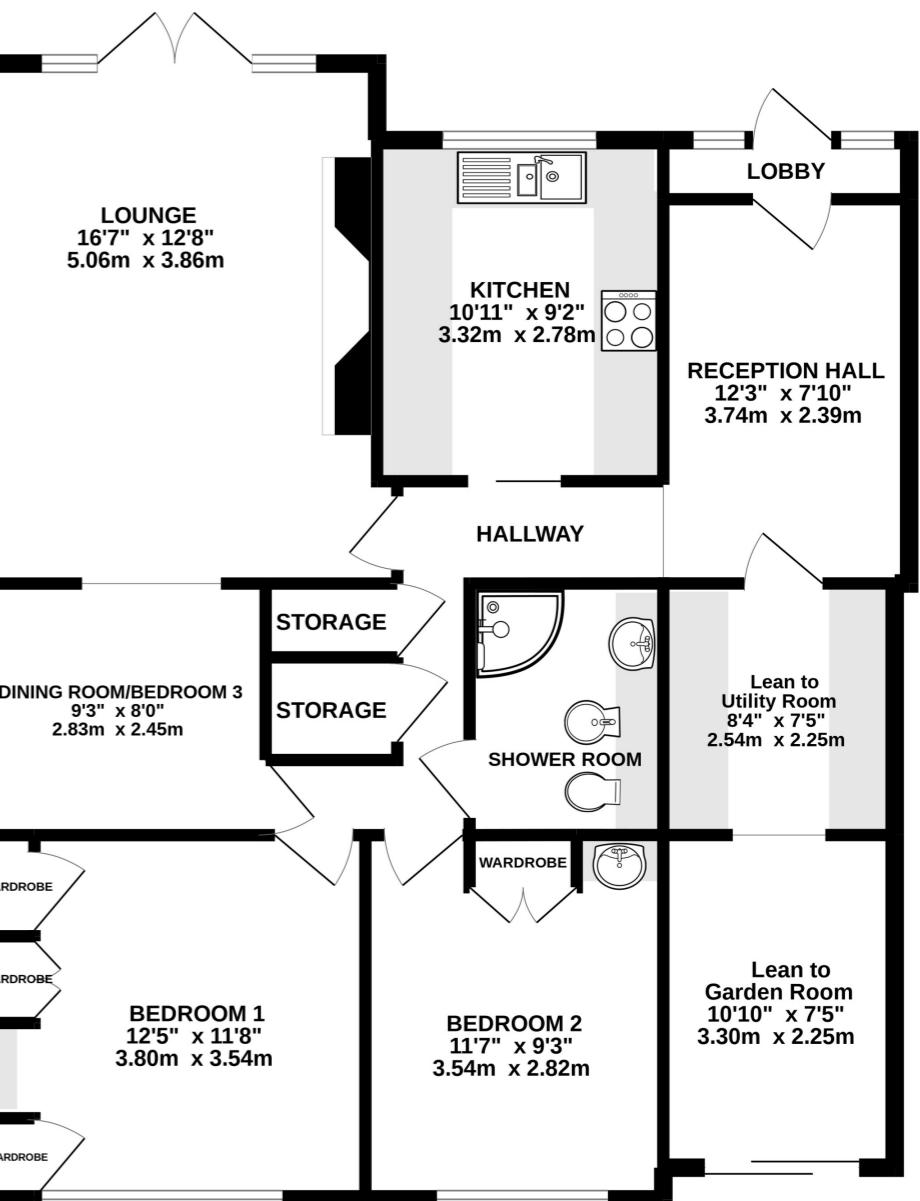
## Shower Room

White suite comprising of a corner shower unit with sliding screen doors, low-flush wc with concealed cistern, bidet, wash basin with cupboard below, fully tiled walls, ceramic tiled floor, ladder style heated towel rail.

## OUTSIDE

## Garage

16' 7" x 8' 3" (5.05m x 2.51m) With up and over door, light and power, gas and electric meters, wall mounted Worcester gas fired boiler for the central heating and domestic hot water, rear personal door.



## Rear Garden

Elevated with far reaching views. Immediately behind the property is a wide paved patio with steps down to a further tiered garden with lawned areas and to the rear is an aluminium framed greenhouse. The garden measures approximately 90' long, with a westerly aspect.

## Front Garden

Again, of a good size, mainly laid to lawn with concrete drive providing ample off-road parking.

TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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