

# 7 Partridge Close, Frimley, Camberley, Surrey. GU16 8PD.



**£430,000** Freehold



A well presented three bedroom end of terrace home located in a sought after cul-de-sac within three quarters of a mile of Frimley High Street and railway station, and opposite Frimley Park Hospital. Tomlinscote school and junction 4 of the M3 are also within easy access. The accommodation is in excellent order and comprises a living room, modern fitted kitchen with extended dining room, three bedrooms (two doubles and a single) and a modern fitted bathroom. The property further benefits from double-glazed windows and gas fired central heating. There are front and rear gardens with borders of mature trees and shrubs. The rear garden measures a maximum of 50' in length and features a paved walkway with a timber pergola and a timber framed storage shed with power and light.

This property is offered with 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> |                         | 82        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 65                      |           |
| (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

### Lobby

Front door with glazed side panel, inset coir matting, wood flooring, door with glazed side panel to:

### Living Room

16' 2" x 15' 2" (4.93m x 4.62m) Front aspect window, wood floor, fireplace with electric fire, two wall mounted radiators, door to under stairs storage cupboard, 8 inset ceiling lights, stairs to first floor, door to:

### Kitchen

7' 4" x 16' 2" (2.24m x 4.93m) Rear aspect window, modern fitted kitchen comprising wall and base units with a wood-effect work surface over. Single bowl single drainer sink with mixer tap, stainless steel single oven, stainless steel four ring gas hob, stainless steel and glass extractor hood above with a stainless steel splash back. Wood flooring, 3 ceiling mounted spotlights, door to larder cupboard, open to:

### Dining Room

6' 1" x 10' 4" (1.85m x 3.15m) Rear aspect window and side aspect French doors, wood flooring, wall mounted radiator, 3 ceiling mounted spotlights.

## FIRST FLOOR

### Landing

Access hatch to loft space, doors to:

### Bedroom 1

9' 10" x 11' 7" (3.00m x 3.53m) Rear aspect window, wall mounted radiator, exposed floor boards, built-in double wardrobe with double door to storage above, wall mounted radiator, 4 inset ceiling lights.

### Bedroom 2

9' 2" x 11' 3" (2.79m x 3.43m) Front aspect window, wall mounted radiator, built-in double wardrobe with double storage above, double doors to airing cupboard housing hot water storage tank for gas central heating and hot water, 4 inset ceiling lights.

### Bedroom 3

6' 9" x 7' 11" (2.06m x 2.41m) Front aspect window, wall mounted radiator, exposed floor boards, 3 inset ceiling lights, built-in double wardrobe with double storage above. Currently used as a study.

### Bathroom

Rear aspect frosted window, refitted matching suite comprising panel enclosed bath and mixer taps, wall mounted shower with Monsoon head and hand-held shower attachment, glazed shower panel, wall mounted heated towel rail, hand wash basin with storage cupboards beneath, low level wc, tiled floor, tiled walls, 3 inset spotlights.

## OUTSIDE

### Front Garden

Paved pathway to front gate, shingled side borders with mature shrubs and trees, enclosed by picket fencing. Residents parking space to front.

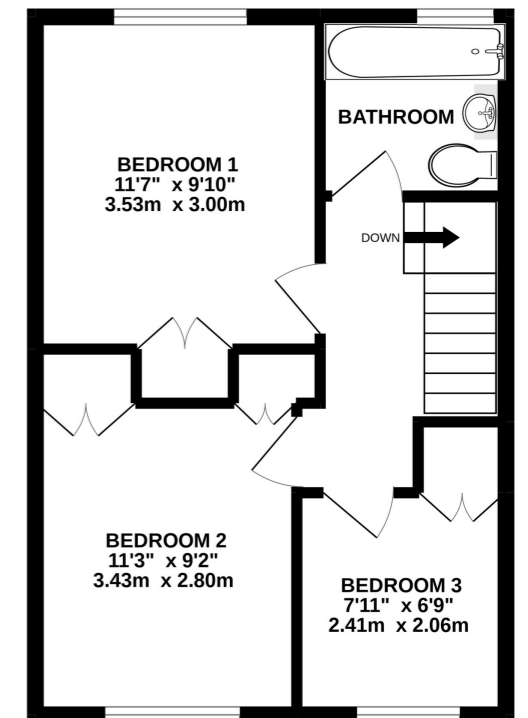
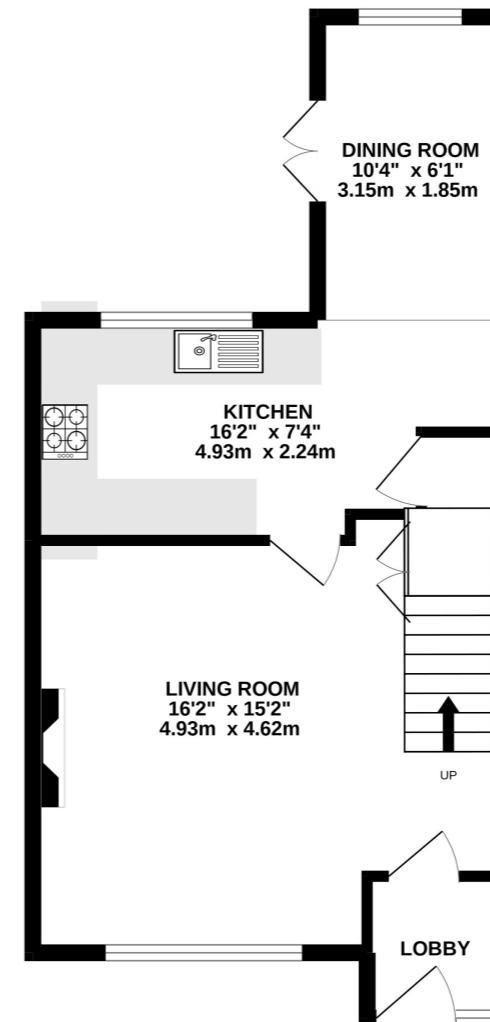
### Rear Garden

Side aspect gate, enclosed by panel fencing to 3 sides, paved walkway to central paved patio with timber framed pergola with trailing plants over. Central lawned area with a timber framed garden storage shed with power and light. Shaped borders with mature shrubs and trees. Measuring a maximum of 50' and with a westerly aspect.

### Garage in a block

GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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