

19 Sturt Road, Frimley Green,
CAMBERLEY, Surrey. GU16 6HT.



£525,000 Freehold



This extended detached bungalow is situated close to the heart of Frimley Green village with its wide variety of shops, eateries, doctors, dentist, schools and other recreational facilities including Frimley Lodge Park and the Basingstoke Canal. The property benefits from having double-glazed windows and gas fired central heating and is well located for easy access to Farnborough North railway station (1 mile), Frimley railway station (1.5 miles) and Frimley Park Hospital (1.6 miles) as well as junction 4 of the M3 (1.7 miles). The 60' rear garden offers a 11'7 x 11'7 timber framed summer house, a further two timber framed garden storage sheds and a central lawn enclosed by fencing and hedging which provide a great deal of privacy. The front of the property is laid over to brick paved parking with a dwarf wall frontage.

Council Tax Band D: £2,163.21 per annum (2022/23) EPC: D

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(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 Lobby & Hallway

Front door leading to ENTRANCE LOBBY with coir matting.
Panelled door to HALLWAY with central ceiling light, ceiling mounted smoke alarm, tiled flooring.

Living Room

14' 10" (max) x 11' 5" (max) (4.52m (max) x 3.48m (max)) Rear aspect patio doors to conservatory, wood flooring.

Conservatory

One wood panelled wall, tiled floor, door to rear garden, four inset spotlights.

Dining Room/Bedroom 4

8' 10" x 8' 5" (2.69m x 2.57m) Front aspect window, wood flooring.

Bathroom

Two side aspect frosted windows, panel enclosed bath with mixer tap and shower attachment, part tiled walls, pedestal wash hand basin, low level wc, tiled floor, wall mounted heated towel rail.

Kitchen

7' 7" x 7' 6" (2.31m x 2.29m) Side aspect door, side aspect window, range of base and wall units with stainless steel single oven, four ring gas hob with extractor hood above, stainless steel single bowl, single drainer sink with mixer tap, space and plumbing for washing machine, open to:

Breakfast Room

10' 9" x 8' 5" (3.28m x 2.57m) Rear aspect window, range of wall and base units with work surface over, space for tumble dryer, space for upright fridge/freezer, tiled floor, door to hallway.

Family Room

12' 5" x 9' 5" (3.78m x 2.87m) Stairs to first floor, front aspect window, tiled floor, doorway to lobby.

Bedroom 1

15' 8" x 7' 11" (4.78m x 2.41m) Rear aspect window, ceiling mounted triple spotlights.

Cloakroom

Low level wc, side aspect frosted window, hand wash basin with storage cupboard, heated towel rail, fitted rail for hanging coats, plumbing for a shower cubicle, tiled floor, part tiled walls.

Bedroom 3

11' 2" x 7' 11" (3.40m x 2.41m) 11' 2" x 7' 11" (3.40m x 2.41m) Front aspect window.

FIRST FLOOR

Bedroom 2

20' 2" (max) x 8' 9" (max) (6.15m (max) x 2.67m (max)) Stairs from ground floor, side aspect Velux window, door to storage cupboard with hanging rail. Restricted head height.

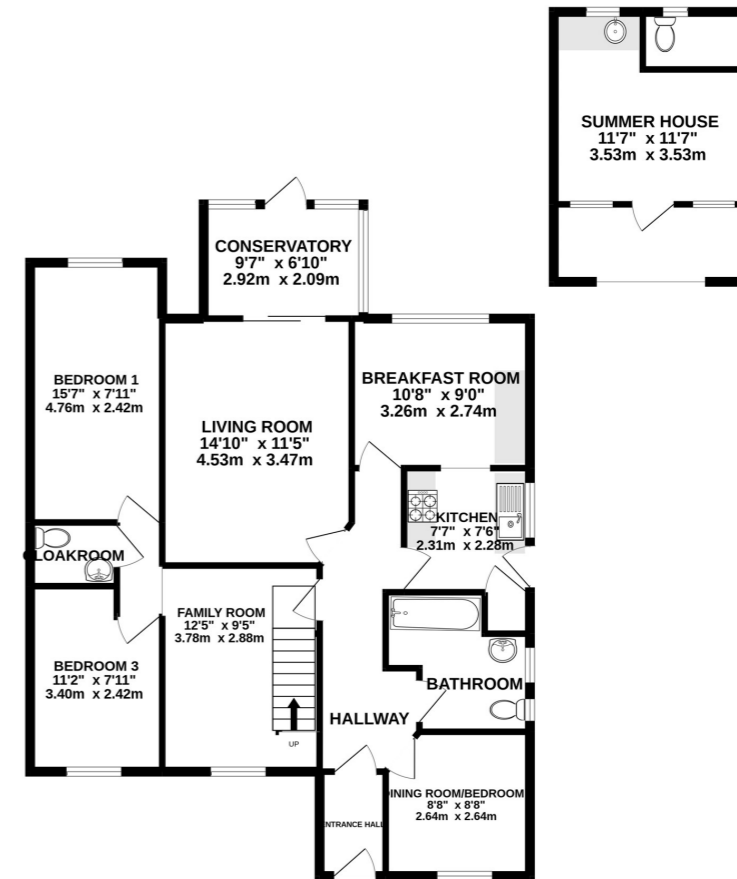
OUTSIDE

REAR GARDEN: The 60' rear garden consists mainly of a central lawn with a pathway leading to the summer house. A secondary pathway leads to two timber framed garden storage sheds. There is a paved patio area and gated side access to the front of the property. The garden is enclosed by a mixture of brick walling, panel fencing and mature hedging.

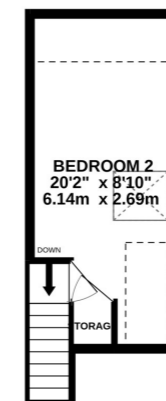
SUMMER HOUSE: 11'7 x 11'7 (3.53m x 3.53m) There are triple aspect windows, front aspect door, power and light, wall mounted air conditioner/heater, three kitchen base units with worktop over and circular stainless steel sink with a wall mounted water heater. Door to separate area containing low level wc, rear aspect window and wall mounted extractor fan. At the front is a wooden veranda with step down to pathway.

FRONT: The front of the property is laid over to brick paving allowing parking for up to 6 vehicles and is enclosed by dwarf brick walls and mature hedging.

GROUND FLOOR
1179 sq.ft. (109.5 sq.m.) approx.



1ST FLOOR
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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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