

50 Gresham Way, Frimley Green,
FRIMLEY GREEN, Surrey. GU16 6LZ.



£450,000 Freehold



****NO ONWARD CHAIN**** This well presented three bedroom mid-terrace house is located in the sought after Cross Farm development of Frimley Green, within 200m of Cross Farm infant school and half a mile of Frimley Green village centre with its shops, pubs and other amenities. Farnborough North railway station is less than a mile's walk and Frimley station and Frimley Park Hospital are just under 1.4 miles, with nearby access to the M3 at junction 4. The accommodation offers a living room, separate dining room, fitted kitchen, three bedrooms and a bathroom. To the rear is a 45' garden and to the front a driveway parking for one vehicle and access to the integral garage. The property benefits from double-glazed windows and gas fired central heating.

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



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Entrance Lobby

Coir matting, glazed windows to both sides, panel glazed door to:

Living Room

15' 11" x 11' 6" (4.85m x 3.51m) Front aspect bay window, 2 wall mounted radiators, central ceiling light, 4 wall light points. Stairs to first floor featuring storage cupboard with automatic lights, and shelving with light and pull-out drawer. Panel glazed door to:

Dining Room

11' 7" x 9' 9" (3.53m x 2.97m) Rear aspect French doors to garden, wood flooring, wall mounted radiator, central ceiling light, 3 wall light points.

Kitchen

9' 1" x 8' 5" (2.77m x 2.57m) Range of base and wall units with roll-edge work surfaces, under-unit lighting, wall mounted boiler supplying hot water and domestic heating, single bowl single drainer sink with mixer tap, space for gas cooker with extractor hood above, space for free-standing fridge/freezer. Rear aspect panel glazed door to garden, rear aspect window, ceiling light, part tiled walls, tiled floor.

Inner Lobby

Leading to dining room, kitchen and garage.

Cloakroom

Low level wc, hand wash basin, central ceiling light, wall mounted extractor fan.

FIRST FLOOR

Landing

Access hatch to loft space, ceiling light.

Bedroom 1

12' 5" x 10' 11" (3.78m x 3.33m) Front aspect window, central ceiling light, built-in double and single wardrobe with 5 drawers beneath, inset display with glass shelves and light, wall mounted radiator.

Bedroom 2

11' 7" x 11' 3" (3.53m x 3.43m) Rear aspect window, wall mounted radiator, twin built-in double wardrobes, central ceiling light.

Bedroom 3

9' 4" x 7' 11" (2.84m x 2.41m) Front aspect window, wall mounted radiator, ceiling mounted twin spotlights.

Bathroom

Rear aspect frosted window, panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, low level wc, shower cubicle with tiled walls, integrated power shower. Integrated storage cupboard with glass front and drawer beneath, part tiled walls, ceiling light, door to airing cupboard, wall mounted ladder-style heated towel rail.

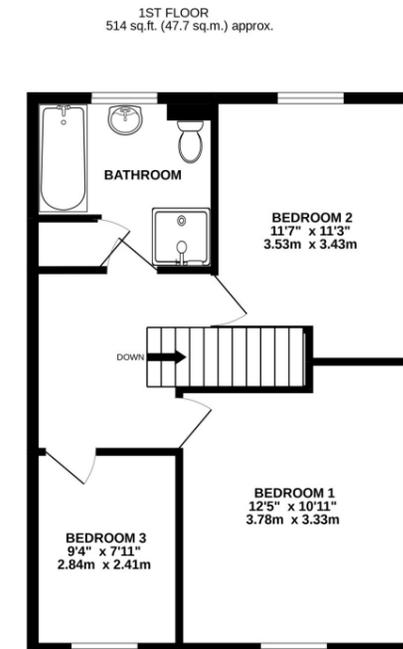
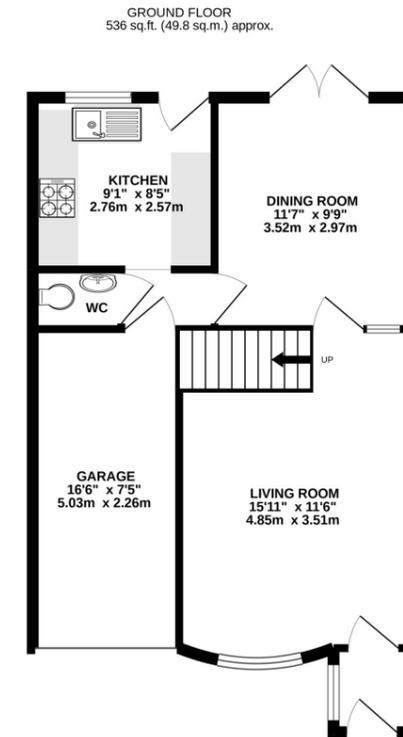
OUTSIDE

Garage

16' 6" x 7' 5" (5.03m x 2.26m) Up-and-over door to front, ceiling mounted triple spotlights, single bowl single drainer sink with mixer tap, space and plumbing for washing machine. Door to inner lobby.

Rear Garden

Paved patio with gravelled curved pathway to rear, timber framed garden shed, shaped central lawn, borders of mature shrubs and trees, enclosed by panel fencing, gated rear access.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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