

16 Oldbury Close, Frimley, Camberley  
 . GU16 8XT.



**£630,000** Freehold



An immaculately presented and much improved 5 bedroom detached house, having been extended to provide spacious family accommodation with 2 garages. The property is ideally situated at the end of cul de sac with a westerly facing garden being within walking distance of local shops and within the Tomlinscote school catchment area. Frimley High Street is a short distance away with its more comprehensive range of shopping facilities, access to the M3 motorway and Frimley Park Hospital. The accommodation on the ground floor comprises of a lounge, separate dining room, comprehensively fitted modern kitchen with built-in Range cooker, utility room and cloakroom. On the first floor there are 5 bedrooms (the 5th being used as a study), bathroom and en-suite shower room. Outside is a westerly facing garden and 2 garages and the property has gas fired central heating by radiators and sealed unit double glazed windows, some having made-to-measure shutters.

EPC: D Council tax band E: £2,643.92 per annum (2022/23)

The Property Ombudsman  
 NAEA  
 APPROVED CODE TRADING STANDARDS UK  
 Registered Office: 13 Claremont Avenue, Camberley, Surrey GU15 2DR  
 Registered No. 8078018 England and Wales

[www.luffandwilkin.co.uk](http://www.luffandwilkin.co.uk)  
 info@luffandwilkin.co.uk  
 Tel: 01252 838899  
 1 Guildford Road, Camberley, Surrey, GU16 6NL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	58	
(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.

## Entrance Hall

Radiator, coconut mat in well, wood effect ceramic flooring, built-in coats cupboard.

## Cloakroom

Modern white suite comprising of a low-flush wc, wash hand basin with drawer below, fully tiled walls, wall mounted heated towel rail.

## Lounge

14' 11" x 12' 0" (4.55m x 3.66m) Ornamental fireplace with raised hearth, two radiators, wood strip flooring, coved cornice, door to:

## Dining Room

9' 4" x 9' 5" (2.84m x 2.87m) Wood strip flooring, radiator.

## Modern, comprehensively fitted Kitchen

12' 4" x 9' 2" (3.76m x 2.79m) 1½ bowl single drainer sink unit with adjoining laminate working surfaces, excellent range of high and low level units in a gloss white and contrasting black, built-in 5 burner Rangemaster cooker with grill and double oven with Elica collection extractor hood. Cupboard housing a Worcester gas fired boiler for the central heating and hot water, speckled splash backs, remote controlled roller-blind, under unit lighting, under stairs storage cupboard and part glazed door leading to:

## Double aspect Utility Room

11' 10" x 8' 3" (3.61m x 2.51m) Single drainer sink unit with adjoining tiled worktops, range of high and low level units, plumbing for a washing machine, dishwasher and tumble dryer. Radiator, half glazed door to the garden, door to:

## FIRST FLOOR SPLIT LANDING

Access to loft, airing cupboard housing a lagged copper tank.

## Bedroom 1 with en suite Shower Room

12' 7" x 9' 10" (3.84m x 3.00m) Excellent range of built-in bedroom furniture including wardrobes, drawers and cupboards. Wood effect laminate flooring, radiator, further wardrobe with chest of drawers.

EN SUITE SHOWER ROOM: Fully tiled corner shower with sliding enclosure and shower unit, low-flush wc with concealed cistern, wash hand basin with cupboard below, ceramic tiled floor, fully tiled walls.

## Bedroom 2

12' 0" x 8' 5" (3.66m x 2.57m) Radiator.

## Bedroom 3

12' 7" x 8' 3" (3.84m x 2.51m) Wall mounted Dimplex electric heater, sealed unit double glazed window to the rear.

## Bedroom 4

10' 3" x 8' 8" (3.12m x 2.64m) Radiator, range of bedroom furniture including wardrobe, desk unit and cupboards.

## Bedroom 5/Study

8' 3" x 6' 2" (2.51m x 1.88m) Wall mounted Dimplex heater.

## Bathroom

Fully tiled bathroom with a modern white suite, bath with separate shower and folding glazed enclosure, low flush wc with concealed cistern, vanity unit with circular wash basin, fitted cupboards, daylight tunnel.

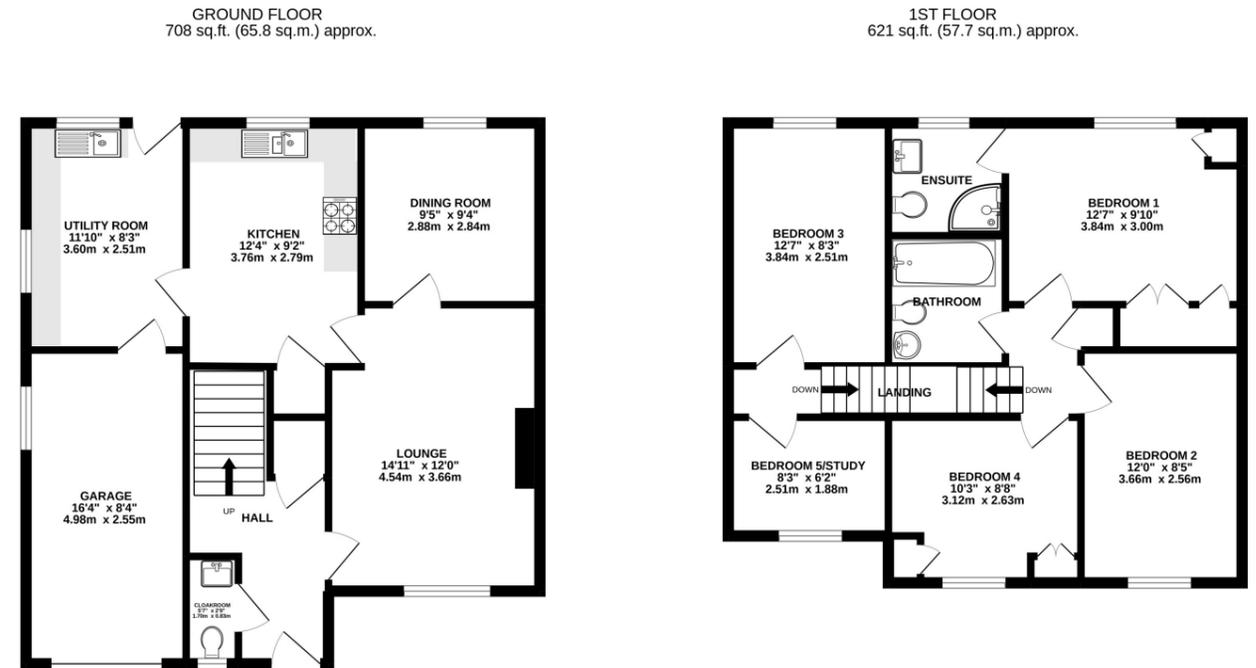
## OUTSIDE

REAR GARDEN: Extends to approx. 33 ft long with a westerly aspect. Immediately behind the house is a crazy paved patio with retaining wall, outside water tap and light point, beyond which is an area of lawn enclosed by a combination of close boarded fencing and brickwork. Timber garden shed, gated side access.

FRONT GARDEN: Good sized resin drive providing ample off-road parking, together with a second garage.

INTEGRAL GARAGE: 16' 4" x 8' 4" Up and over door, floor and wall mounted storage cupboards.

SECOND GARAGE: 16'8 x 8'0 Up-and-over door, wall mounted storage cupboard.



TOTAL FLOOR AREA : 1330 sq.ft. (123.5 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.  
Made with Metropix ©2022