

24 The Hatches, Frimley Green, Camberley, Surrey. GU16 6HE.



£460,000 Freehold



Enjoying an enviable position within this highly regarded location in the heart of Frimley Green village is this delightful character home. The property offers many fine features with exposed woodwork, fireplaces and strip wood flooring. There are two generous sized reception rooms, with the dining room affording twin casement doors out into the rear gardens. The kitchen is fitted with a modern white fronted range of base and eye level units with built in oven and hob. Upstairs, there are 3 bedrooms along with a family bathroom. Outside, there is driveway parking with a side gate leading to the rear. The rear gardens extend to approximately 74ft and are mainly laid to lawn along with a patio and a range of mature shrubs and trees.

EPC: E Council Tax Band D: £2233.86 (2023-2024)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Covered Entrance Porch

Part glazed front door to:

Hallway

Strip wood flooring, radiator, stairs to first floor with under stair storage cupboard.

Sitting Room

16' 1" x 12' 0" (4.90m x 3.65m) Front aspect box bay window, double radiator.

Dining Room

10'10" x 10'5" (3.29m x 3.18m) Strip wood floor, twin casement doors to garden, feature fireplace with built in shelving and storage either side of chimney, radiator.

Kitchen

10'5" x 7'1" (3.18m x 2.15m) Fitted with a range of white base and eye level units, built in oven and gas hob, space for washer, space for fridge/freezer, part glazed door to gardens.

FIRST FLOOR

First Floor Landing

Access to loft space.

Bedroom 1

12'5" x 12'0" (3.78m x 3.65m) Front aspect UPVC double glazed window, radiator.

Bedroom 2

10'5" x 9'3," (3.18m x 2.82m) Rear aspect UPVC double glazed window, radiator.

Bedroom 3

8'9" x 7'3" (2.67m x 2.21m) Rear aspect UPVC double glazed window, radiator, built in cupboard.

Bathroom

White suite comprising panel enclosed bath with mixer taps, pedestal wash hand basin, low level WC, part tiled walls, double radiator.

OUTSIDE

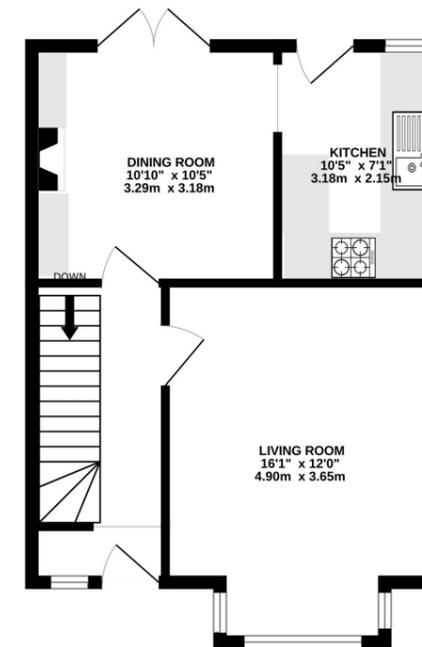
Front

Driveway parking, side access to the rear.

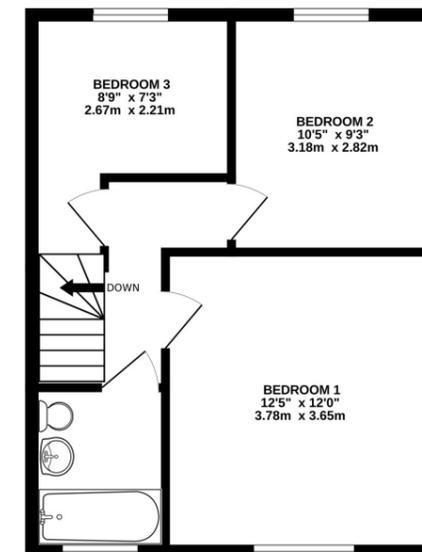
Rear Garden

Patio, area of lawn, various mixed trees and shrubs, all enclosed by fencing.

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.7 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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