

38 Wingfield Gardens, Frimley,  
Camberley, Surrey. GU16 9QD.



**£375,000** Freehold



A well presented two bedroom end terrace property situated on the favoured Cheylesmore Park development, convenient for Camberley town centre and access to the M3 motorway. Pine Ridge Golf Course is within walking distance.

The accommodation comprises of a lounge/dining room, kitchen and conservatory on the ground floor, and two bedrooms on the first floor with a bathroom. The property also has sealed unit double glazed windows and gas fired central heating by radiators, with a garage in a nearby block and two areas of garden.

EPC: C Council Tax Band D: £2,337.81 per annum (2024/25)

The Property Ombudsman  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(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

### Covered Entrance Porch

Utility cupboard, plumbing for washing machine, space for tumble dryer. Door to:

### Entrance Hall

Wood-effect laminated floor, radiator, under stairs storage cupboard.

### Lounge/Dining Room

14' 9" x 12' 2" (4.50m x 3.71m) Wood-effect laminate flooring, serving hatch to kitchen, radiator, bi-fold double glazed doors leading to:

### Conservatory

10' 4" x 10' 2" (3.15m x 3.10m) Wood-effect laminate flooring, sealed unit double glazing, sealed unit double glazed door to the outside, leading to the gardens.

### Kitchen

10' 10" x 6' 0" (3.30m x 1.83m) Grey coloured units incorporating 1½ bowl single drainer stainless steel sink unit with adjoining laminated working surfaces, space for fridge/freezer, cooker and slimline dishwasher. Wall mounted glazed cabinets, floor mounted cupboards, wall mounted "Baxi" gas fired boiler for the central heating and domestic hot water, part tiled walls, extractor hood over the cooking area, sealed unit double glazed window to the front.

## FIRST FLOOR

### Landing

Access to loft.

### Bedroom 1

10' 9" x 10' 4" (3.28m x 3.15m) Wall-to-wall mirrored wardrobes, radiator, sealed unit double glazed window to the rear.

### Bedroom 2

9' 9" x 7' 6" (2.97m x 2.29m) Radiator, sealed unit double glazed window to the front, double built-in wardrobe, built-in drawers and storage cupboards.

### Bathroom

White suite comprising of a shaped panelled shower bath with a fitted shower, fully tiled walls, low flush WC with concealed cistern, wash basin with cupboard below. Chromium heated towel rail, sealed unit double glazed frosted window to the side.

## OUTSIDE

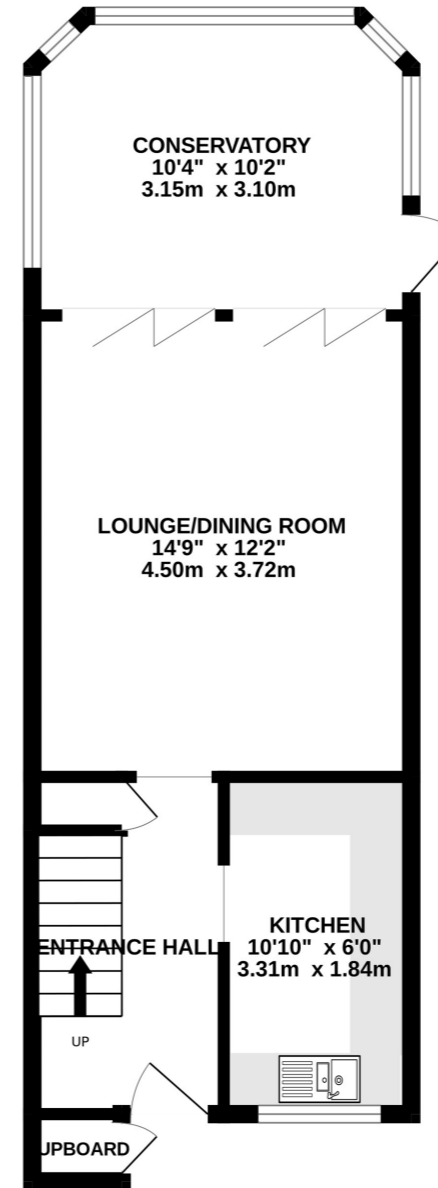
### Gardens

Immediately behind the house is a shaped lawn with well stocked flower and shrub borders, all enclosed by close boarded fencing with a side access leading to a further garden at the side of the property, all enclosed with paved patio and Astro turf.

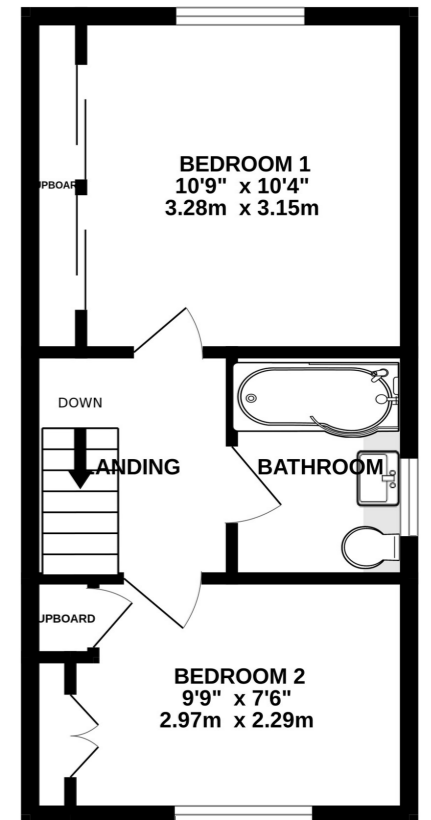
### Garage

Access via a gate at the rear of the garden, in a separate block, with up and over door.

GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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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