

60 Frimley Grove Gardens Camberley, Frimley. GU16 7JY



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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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£515,000 Freehold



- Three/four bedrooms
- Circa 25ft Living/dining room
- Driveway parking
- Approx.120' south facing rear garden
- Walking distance to Frimley High St
- Study/bedroom four
- Utility room
- Bath & shower rooms
- Tomlinscote catchment area
- Potential to extend (STPP)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+)	82
A	
(81-91)	70
B	
(69-80)	70
C	
(55-68)	70
D	
(39-54)	70
E	
(21-38)	70
F	
(1-20)	70
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.



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The Property

A well-presented extended three/four-bedroom semi-detached family home, situated in an extremely sought after location and within close proximity of Frimley high street, comprising of entrance lobby, hallway, circa 25ft living /dining room with sliding doors, overlooking a southerly facing rear garden of about 120' long, a modern fitted kitchen, study/bedroom four, utility room and a downstairs shower room.

Upstairs are three bedrooms, two of which are doubles and a family bathroom suite. Further benefits, include double glazing, gas central heating and driveway parking. A viewing of this property is highly recommended.

EPC Rating: C

Council Tax D: £2,562.00 p.a. (2026/2027)

Location

The property is situated in one of Frimley's most sought after locations with Frimley Park Hospital, recreation grounds and Frimley High Street being within walking distance. The high street offers a good range of local shops including Waitrose, two public houses and many restaurants. Frimley railway station and Junction 4 of the M3 motorway are also close by. Good local schools are nearby including Tomlinscote, St Augustines, The Grove and Kings.