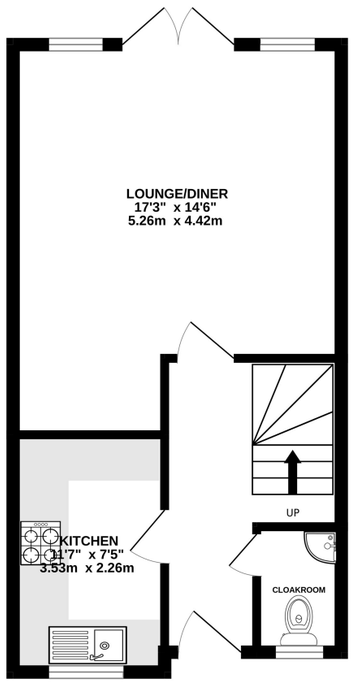
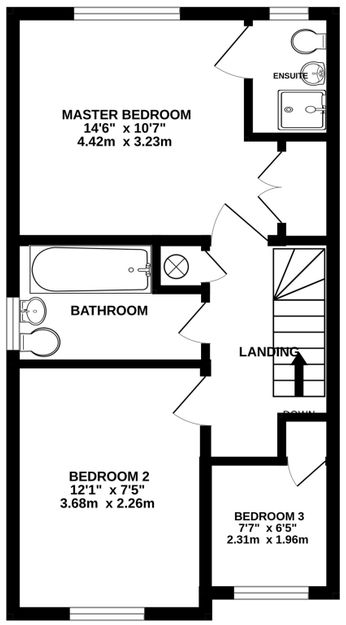
1 Clifton Gardens
Camberley, Frimley Green. GU16 6QD

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



THREE BEDROOM HOUSE

TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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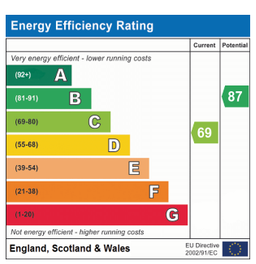
£410,000 Freehold

2 1 3

- Three bedrooms
- Circa 17ft living/dining room
- Gas central heating
- Walking distance to village
- Two bathrooms
- Double glazing
- Gated development
- Allocated parking space



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

Luff & Wilkin are pleased to offer to the market this well-presented end of terrace spacious family home, ideally situated in a gated development in the heart of Frimley Green village within walking distance of local shops, schools and pubs, as well as doctors and library. Presented in good order throughout, the accommodation comprises circa 17ft living/dining room with French doors opening on to the rear garden, fitted kitchen and downstairs cloakroom. On the first floor there are three bedrooms, of which the master includes an en-suite shower room, and there is a further family bathroom. Further benefits include gas central heating and double glazing throughout. A viewing of this home is highly recommended.

Outside there is a fully enclosed private rear garden mainly laid to patio with a gate providing access to an allocated parking space as well as visitor parking.

EPC Rating: C | Council Tax Band D: £2,562.00 p.a. (2026/2027)

Location

The property is ideally situated within walking distance of Frimley Green village with its local amenities and the village green. Also close by is Frimley Lodge Park with picturesque walks along the Basingstoke Canal and access to the M3 motorway can be found at Frimley.