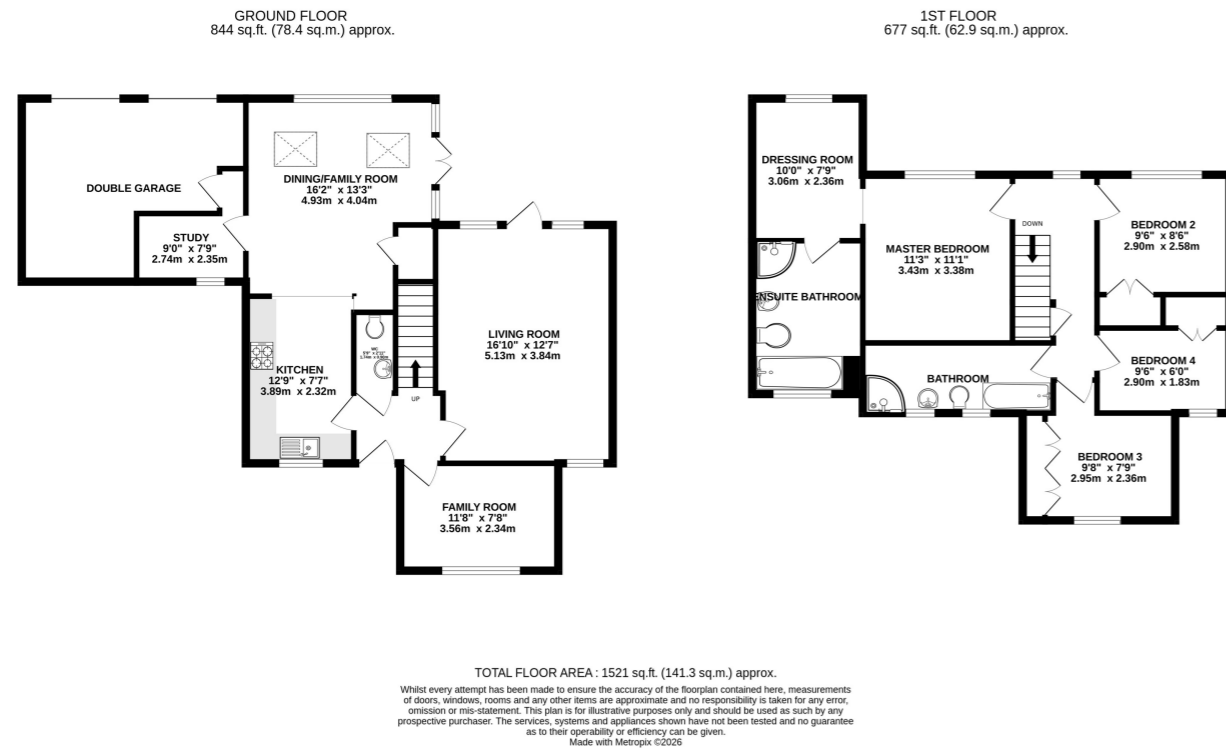


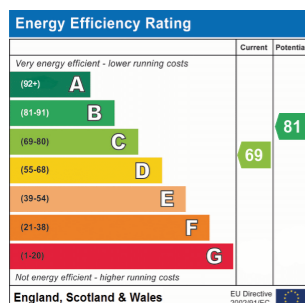
44a Theobalds Way CAMBERLEY, Frimley. GU16 9RF



£720,000 Freehold



- 4 Bedroom detached house
- Double garage and driveway parking
- Walking distance to shops
- Family bathroom and ensuite
- Double glazing & central heating
- No onward chain



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.



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899
1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

This spacious four bedroom detached house is conveniently situated on this modern development and the extended accommodation comprises of a living room, comprehensively fitted open plan kitchen/dining room and a family room with built in appliances and study.

On the first floor there are four bedrooms, the master bedroom having an ensuite bath/shower and a dressing room. All other bedrooms have fitted wardrobes and there is a family bath/shower room.

Outside is a Double garage with paved off road parking for a further 2-3 vehicles and there is an enclosed rear garden.

The property benefits from having sealed unit double glazing and gas fired central heating and there is no onward chain.

EPC Rating: C | Council Tax F: £3,700.67

Location

Camberley town centre with railway station and a comprehensive range of shops, sporting facilities and restaurants is approx.3 miles away. Pine ridge Golf Club is under a mile away and Frimley Park Hospital is under 2 miles away. Local schools including Tomlinscote , Ravenscote and Heather Ridge are all close by. Local shops, public house and doctors surgery are within walking distance. Junction 3 & 4 of the M3 motorway can be found at Bagshot and Frimley.