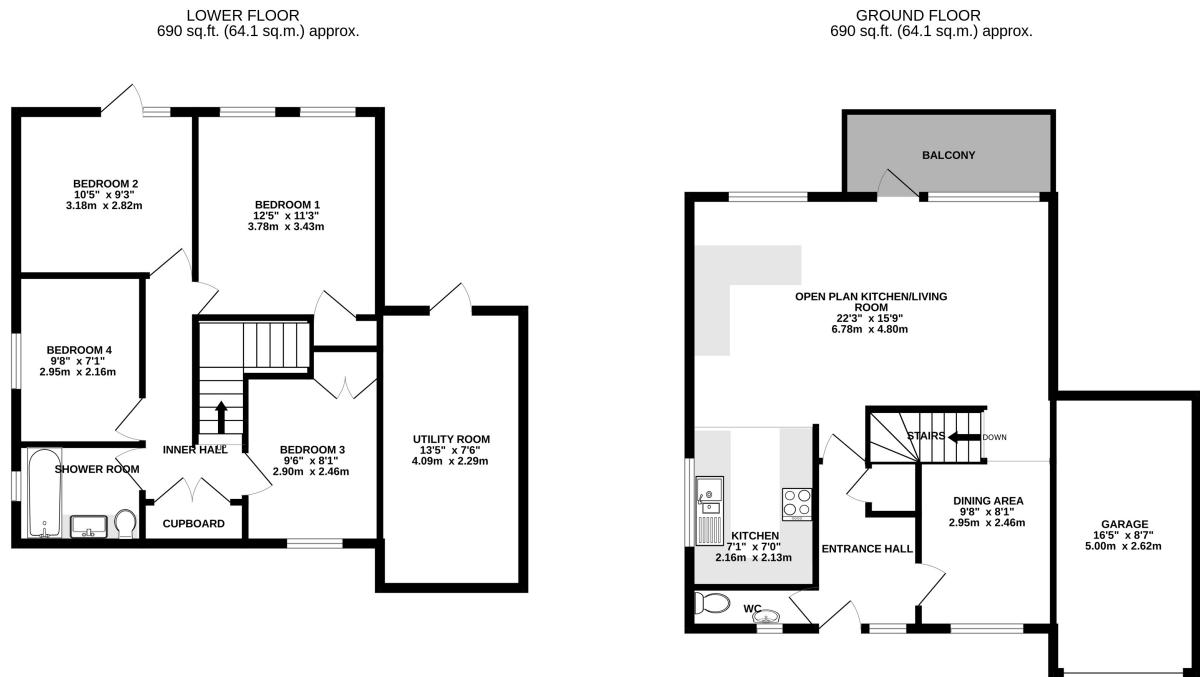


5 Lakeland Drive
Frimley. GU16 8LD



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 sq.m.) approx.

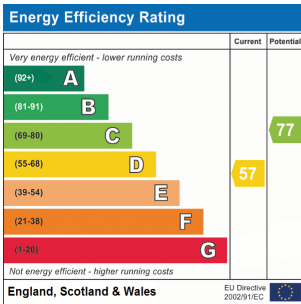
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Offers Over £550,000 Freehold 1 2 4

- Four bedrooms
 - Balcony off living room
 - Renovated & modernised
 - New gas fired central heating & boiler
- Refitted kitchen & bathroom
 - Link detached / split level
 - Southerly aspect garden
 - 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.

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1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

An eye catching four bedroom link detached, split level home, having been renovated and modernised over the last four years, to include a re fitted kitchen with built in oven & hob. The kitchen is open plan with a living room and dining area with a balcony, accessed from the living room. There is also a cloakroom with a refitted white suite.

On the lower ground floor there are four bedrooms, two having built in wardrobes and one having access to the rear garden, and a re fitted bathroom suite.

Outside at street level there is a garage with light and power, together with a drive and hardstanding for further parking, and on the lower level there is also a good size storage room with light & power.

The front garden is tiered with access to the rear garden which is laid to lawn and enclosed measuring approx. 44' wide with a southerly aspect. The rear garden can be accessed from street level and the lower ground floor. The property has a new gas fire CH system (incl. newly fitted radiators and boiler) & sealed unit double glazing. No onward chain

EPC Rating: C | Council Tax E: £3,131.33 (2026/2027)

Location

This fine home is pleasantly located in a slightly elevated position and convenient for local schools including Tomlinscote secondary school with academy status and Grove primary school both within walking distance.

Local shops can be found at nearby Farm road and within approx.1 mile distance there is a comprehensive selection of shops including Waitrose and Frimley Park Hospital.

A railway station and access to the M3 motorway at Junction 4 are also nearby.