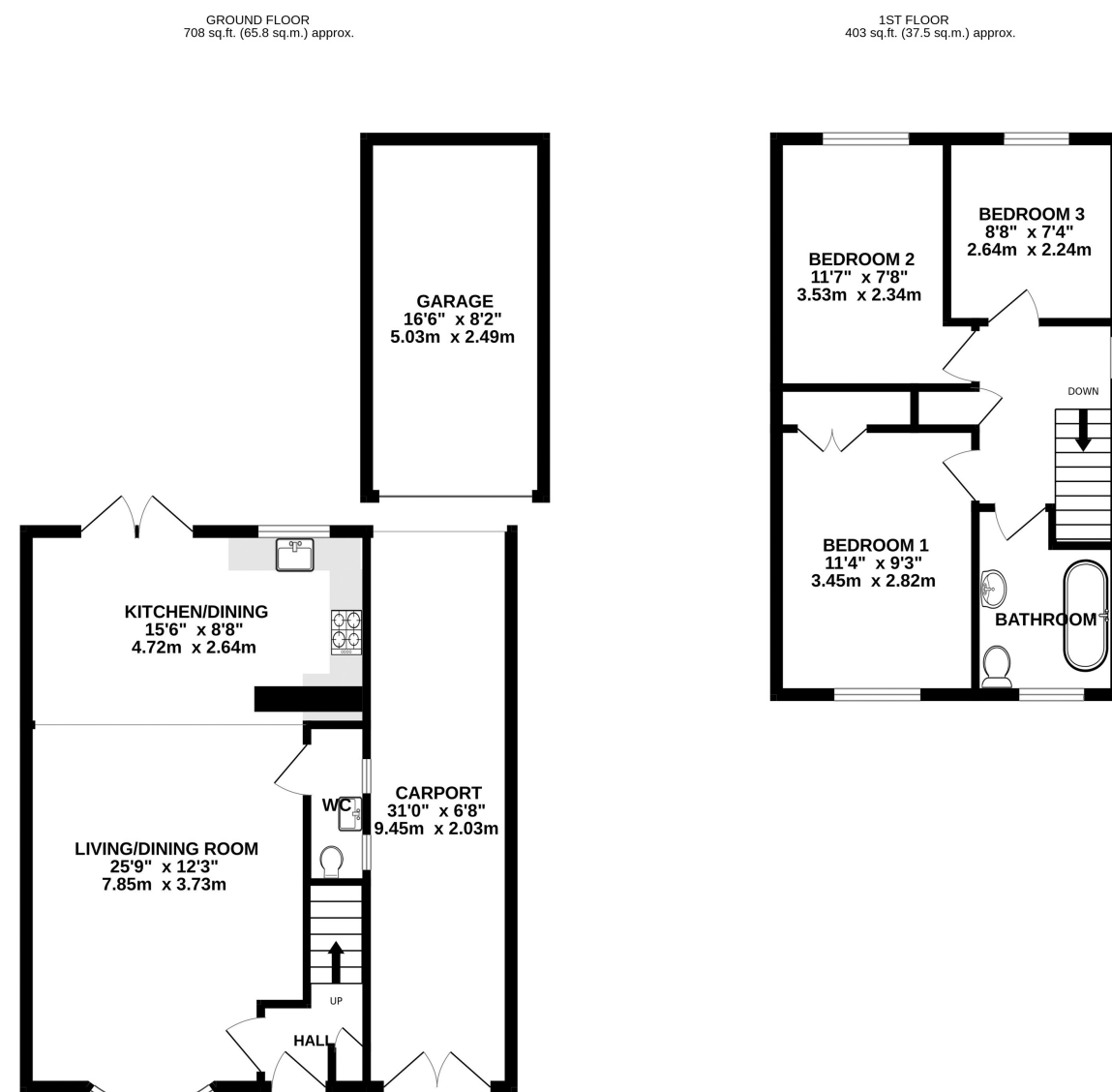


13 Grenville Gardens Frimley Green. GU16 6NH



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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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£500,000 Freehold



- Three bedroom semi detached house
- Modern family bathroom
- Well maintained garden
- Resin bound driveway
- Open plan kitchen/dining room
- Downstairs Cloakroom
- Garage
- Enclosed car port/ entertainment area

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

An immaculately presented three bedroom semi detached Neo Georgian style house having been well kept & updated by the present vendors.

On the ground floor there is a comfortable lounge with double glazed bow window to the front and towards the rear of the room is an open plan 15'6 x 8'8 kitchen/dining room with built in oven, hob & hood. There is also a cloakroom on the ground floor with toilet.

On the first floor there are three bedrooms, bedroom one having a double built in wardrobe & a modern bathroom suite with a fitted shower unit over bath.

Outside there is a well maintained garden extending to about 40' with a sunny aspect, artificial grass, deck & paved BBQ area, to one side is a garage and a 31' enclosed car port/ entertaining area. The property has gas fired central heating (boiler 1 year old) & sealed unit double glazing.

EPC Rating: TBA Council Tax D: £2,562.00 p.a.

Location

The property is located at the end of a Cul de sac in this sought after part of Frimley Green village. Local schools including Cross Lane Infants school, Frimley C of E middle school and several nurseries are close by. The village offers, local shops, public houses, dentists and doctors surgery. Frimley lodge park is within walking distance offering acres of parkland and access to the Basingstoke canal providing beautiful scenic walks. Farnborough & Ash Vale railway station are within easy reach, as is Junction 4 of the M3 motorway.