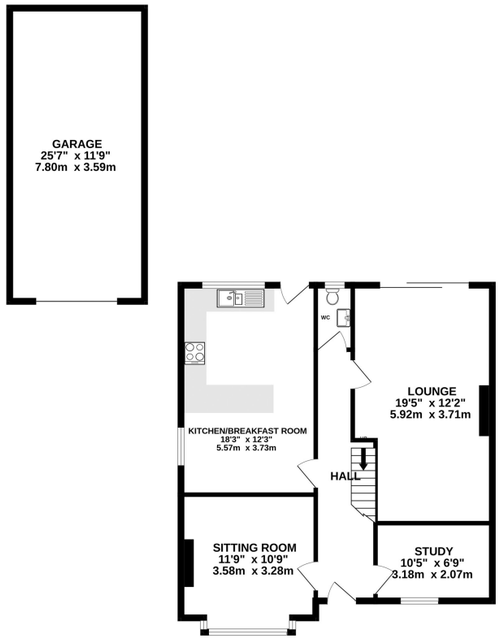
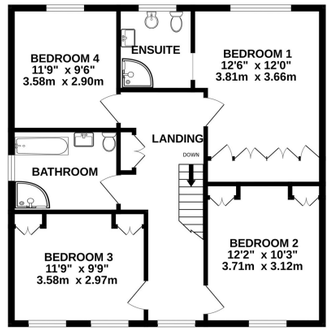
154 Frimley Green Road
Frimley Green. GU16 6NA

GROUND FLOOR
1069 sq.ft. (99.3 sq.m.) approx.

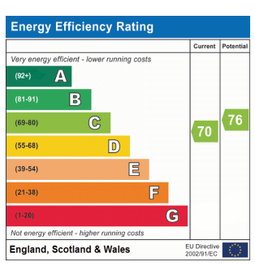


1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 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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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.









£700,000 Freehold

2 3 4

- Four bedroom detached family home
- Gas central heating & double glazing
- In/out driveway
- Family bathroom & ensuite
- 18'3ft Kitchen/Breakfast room
- Larger than average garage
- Downstairs cloakroom
- 150' long rear garden

The Property Ombudsman
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Registered Office: 13 Claremont Avenue, Camberley, Surrey GU15 2DR
Registered No: 8078018

luffandwilkin.com
info@luffandwilkin.co.uk
Tel: 01252 838899
1 Guildford Road, Frimley Green, Surrey GU16 6NL













The Property

An attractive older style four bedroom detached house with a secluded rear garden of approx. 150' long, laid to lawn with fruit trees and well enclosed with a south westerly aspect.

The spacious accommodation comprises of an 18'3ft Kitchen/ Breakfast room with built in oven, fridge freezer & other white goods could be available, there are a comprehensive range of cupboards & drawers with access to the rear gardens.

There are three separate reception rooms & a cloakroom & on the first floor there are four double bedrooms, family bath/shower room and an ensuite shower room.

The property has gas fired central heating by radiators and sealed unit double glazing and three of the bedrooms have fitted wardrobes.

Outside there is a larger than average garage & shed together with an in/out driveway and drive to one side providing ample off road parking. No onward chain.

EPC Rating: C | Council Tax E: £3,131.33

Location

This non estate detached house is conveniently situated being within walking distance of Frimley Green recreation ground & local village shops and schools including Frimley Green C of E Primary School, Cross Farm Infants School, and Sandringham Infant School with senior schools at Tomlinscote and Kings Academy a little further afield. Frimley is about 1 mile away with a selection of shops including Waitrose together with Frimley railway station and Frimley Park Hospital. Mainline railway to Waterloo can be found at nearby Farnborough together with access to junction 4 of the M3 motorway. Children's play areas and picturesque walks can be found at nearby Frimley Lodge Park.