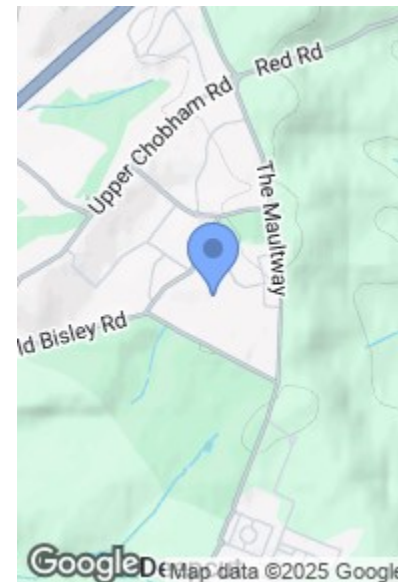
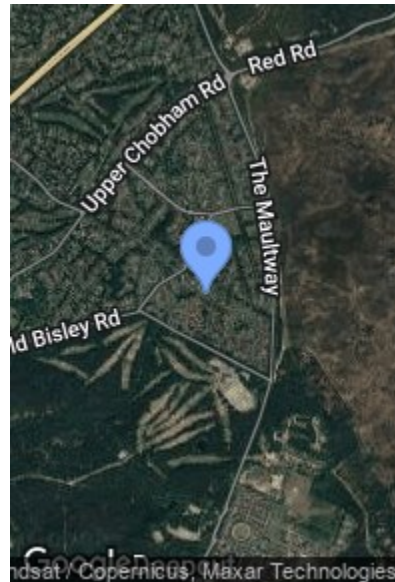
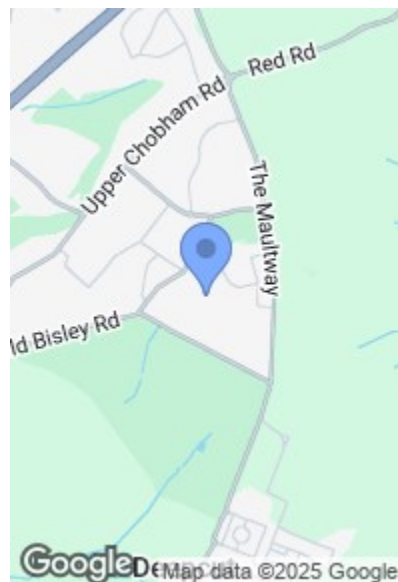


ROAD MAP

HYBRID MAP

TERRAIN MAP

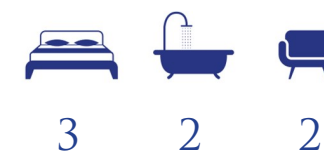


THEOBALDS WAY, CAMBERLEY GU16  
OFFERS IN EXCESS OF £525,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







## MAIN FEATURES

- Spacious Detached Property
- Three Good-Sized Bedrooms
- Bathroom & En Suite
- Planning Approved For Single Storey Extension & Garage Conversion
- Garage & Driveway Parking
- Well Maintained Rear Garden
- Close To Well Regarded Schools

## FULL DETAILS

### Entrance Hallway

Enter via front door, stairs leading to the first floor and carpet flooring.

### WC

Low level WC, wash hand basin and tiled flooring.

### Living Room

15'11 x 11'3 (4.85m x 3.43m)

Bay window, gas fireplace, laminate flooring and leading through to;

### Dining Room

9'10 x 9'6 (3.00m x 2.90m)

Laminate flooring and sliding door leading to the rear garden.

### Kitchen/Breakfast Room

16'11 x 12'0 (5.16m x 3.66m )

Range of base and eye level units, granite work surfaces, sink, dishwasher, four ring gas hob, extractor fan, electric oven/grill and space for; washing machine and fridge/freezer. Understairs storage cupboard, partly tiled walls and tiled flooring. Sliding door leading to the rear garden and door leading through to;

### Garage

17'7 x 8'4 (5.36m x 2.54m)

Up and over door.

### First Floor Landing

Carpet flooring and access to the loft.

### Bedroom One

11'2 x 9'11 (3.40m x 3.02m)

Front aspect, storage, carpet flooring and door leading through to;

### En Suite

Shower cubicle, low level WC, wash hand basin, heated towel rail, tiled flooring and tiled walls.

### Bedroom Two

11'10 x 10'4 (3.61m x 3.15m)

Rear aspect, storage and carpet flooring.

### Bedroom Three

8'11 x 7'6 (2.72m x 2.29m)

Rear aspect and carpet flooring.

### Bathroom

Wash hand basin, low level WC, bath with power shower, heated towel rail, tiled walls and tiled flooring.

### To The Front

Lawned area, driveway parking, access to the garage and access to the rear of the property via gate.

### To The Rear

Mainly laid to lawn, patio area, decked area and a range of mature trees and shrubs.

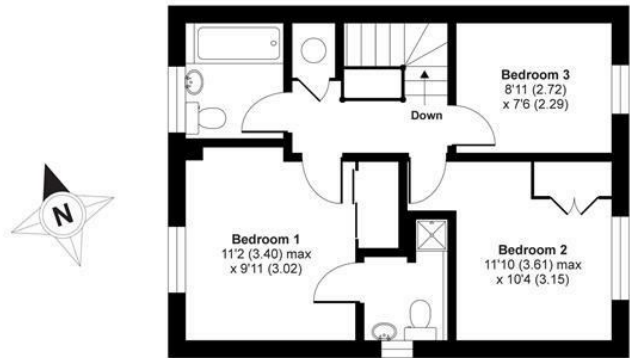
### Council Tax

Band E.

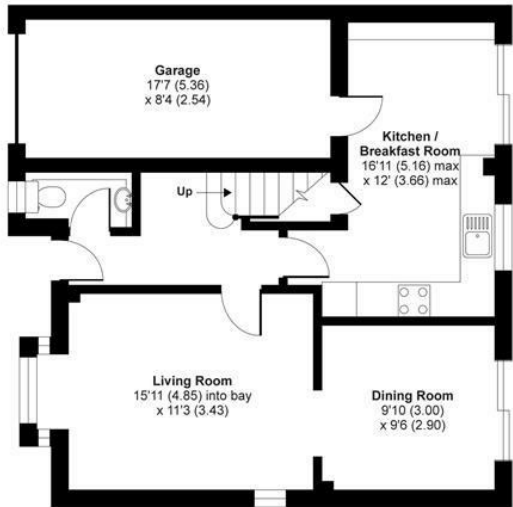
## FLOORPLAN

### Theobalds Way, Frimley, Camberley, GU16

APPROX. GROSS INTERNAL FLOOR AREA 1157 SQ FT 107.5 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## THEOBALDS WAY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - Located on a quiet development stands this spacious detached property. It is one of the original properties to have been built on the development. The ground floor comprising; living room leading through to the dining room, kitchen/breakfast room and WC. The first floor boasts a bathroom and three bedrooms with an en suite to bedroom one. The well presented home has a garage, which can be accessed externally as well as internally, driveway parking and a good-sized rear garden. Planning permission has been approved for a single storey rear extension and conversion of the garage to habitable accommodation.

The home is ideally situated within walking distance of well regarded schools such as Heather Ridge, Ravenscote and Tomlinscote. It is also within close proximity of a Sainsbury's, takeaways, restaurants, pub, hairdressers, dentist and doctors. The Ranges is also near which is great for walking and cycling as well as Pine Ridge Golf Club. A viewing is highly recommended to appreciate everything that this property has to offer.