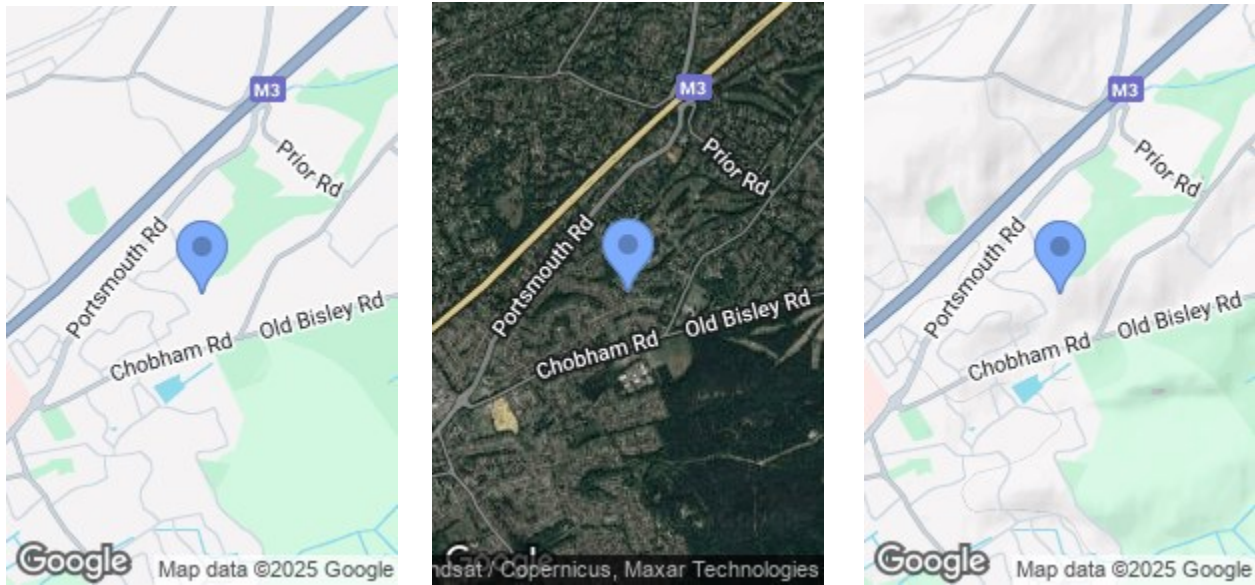


ROAD MAP

HYBRID MAP

TERRAIN MAP



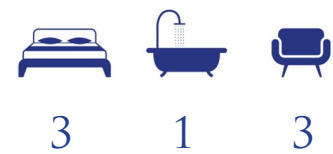
CONNOP WAY, FRIMLEY, CAMBERLEY GU16
£450,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	81
EU Directive 2002/91/EC		





FLOORPLAN

MAIN FEATURES

- SEMI DETACHED
- LARGE PLOT
- THREE / FOUR BEDROOMS
- SPACIOUS RECEPTION ROOM
- NEST HEATING SYSTEM
- DETACHED GARAGE
- GREAT SCHOOL CATCHMENT
- UTILITY ROOM
- DRIVEWAY PARKING

FULL DETAILS

Hallway
Laminate flooring, neutrally decorated and understairs storage cupboard.

Kitchen
9'1 x 7'4 (2.77m x 2.24m)
Rear aspect, laminate flooring, range of base and eye level units, roll edge work surface, sink, electric oven, four ring electric hob, extractor fan and space for; dishwasher and under counter fridge.

Dining Room
12'0 x 10'5 (3.66m x 3.18m)
Rear aspect, neutrally decorated, carpet flooring and stairs leading to;

Reception Room
14'0 x 10'5 (4.27m x 3.18m)
Front aspect, neutrally decorated with feature wall surrounding the electric fireplace (marble style surround), laminate flooring and double glazed floor to ceiling window.

Bedroom Four / Study
9'5 x 7'3 (2.87m x 2.21m)
Front aspect, neutrally decorated and carpet flooring.

Landing
Neutrally decorated, carpet flooring and storage cupboard.

Bathroom
Linoleum flooring, tiled from floor to ceiling throughout, low level WC, ceramic sink with storage below, panel enclosed

bath with shower and two large storage cupboards (one being the airing cupboard).

Bedroom One
14'0 x 10'5 (4.27m x 3.18m)
Front aspect double bedroom, feature wall and built-in wardrobe space with sliding doors.

Bedroom Two
12'0 x 10'4 (3.66m x 3.15m)
Rear aspect double bedroom, neutrally decorated, carpet flooring and built-in storage cupboard.

Bedroom Three
9'3 x 7'3 (2.82m x 2.21m)
Front aspect double bedroom and carpet flooring.

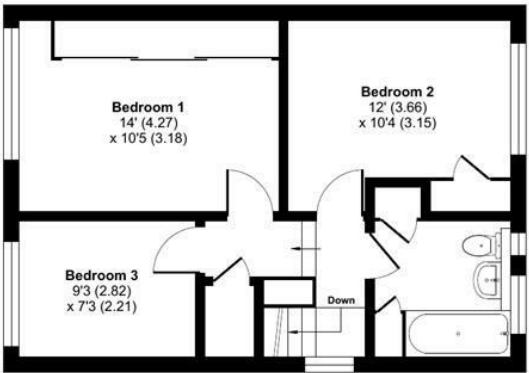
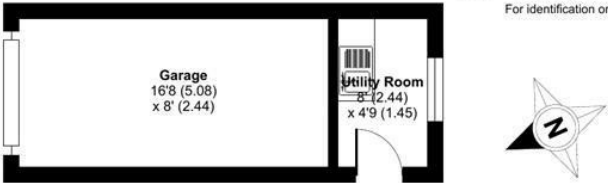
Utility Room
8'0 x 4'9 (2.44m x 1.45m)
Externally accessible, sink and space for; fridge/freezer and washing machine.

To The Rear
Large private garden space. Mostly laid to lawn with a range of seating areas and raised planter beds.

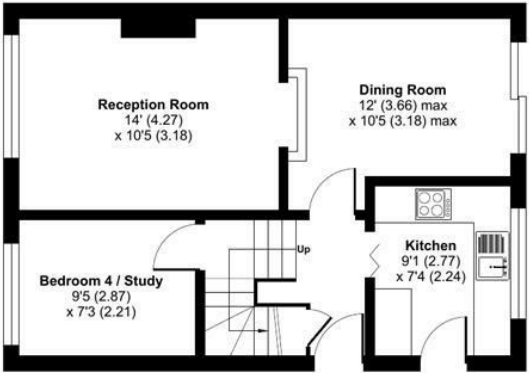
To The Front
Driveway parking for multiple cars, single garage accessible from the driveway and grassed area to the front of the house with some planters.

Council Tax
Band D.

Connop Way, Frimley, Camberley, GU16
Approximate Area = 962 sq ft / 89.3 sq m
Garage & Utility Room = 176 sq ft / 16.3 sq m
Total = 1138 sq ft / 105.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. KNIGHTS PROPERTY SERVICES

CONNOP WAY, FRIMLEY, CAMBERLEY GU16

****KNIGHTS PROPERTY SERVICES**** Knights are pleased to offer to the market this newly available three/four bedroom semi detached family home on Connop Way, in a quiet cul-de-sac position and situated ideally within close proximity to the local schooling. Internally the property comprising; reception room, dining room, kitchen, three bedrooms, study/bedroom and bathroom. Externally there is a driveway with space for two cars, a detached garage with a separate utility room to the rear and a larger than average private rear garden.