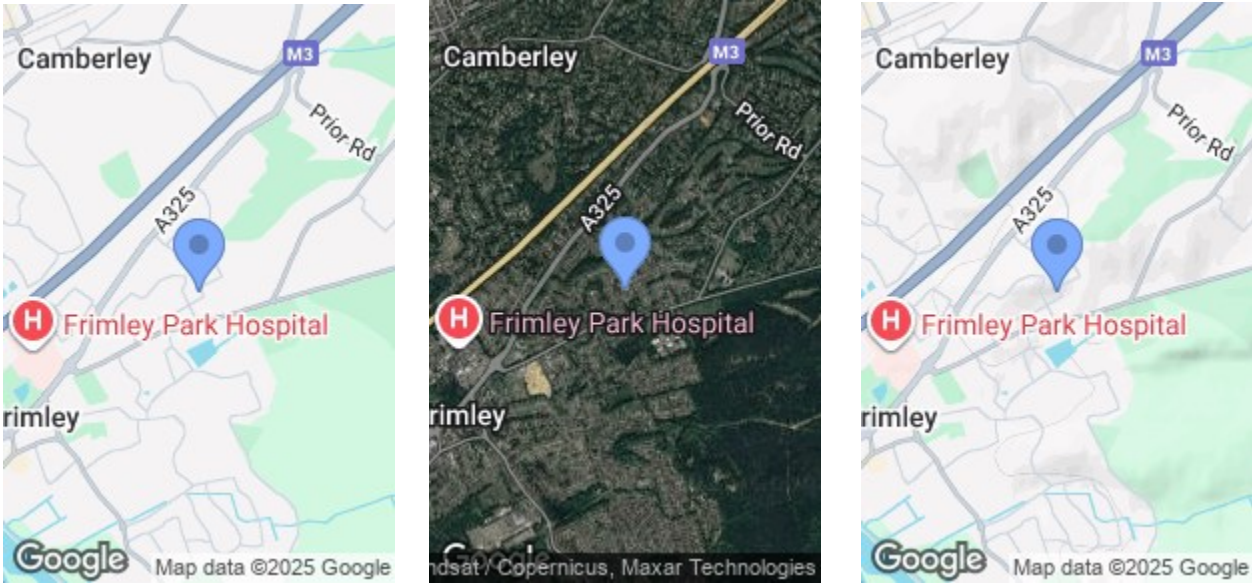


ROAD MAP

HYBRID MAP

TERRAIN MAP



MULGRAVE ROAD, FRIMLEY, CAMBERLEY GU16  
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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	EU Directive 2002/91/EC	







## MAIN FEATURES

- Detached Family Home
- Spacious Corner Plot Position
- Five Bedrooms
- Outbuilding - Gym
- Garage & Driveway Parking
- Large Living/Dining Room
- Scope To Extend STPP
- Close To Well Regarded Schools

## FULL DETAILS

### Entrance Hallway

Enter via front door, understairs storage, stairs leading to the first floor and tiled flooring.

### WC

Wash hand basin and low level WC.

### Living/Dining Room

24'5 x 18'0 (7.44m x 5.49m)

Log burner with wooden surround, wood flooring and doors leading to the garden.

### Kitchen/Breakfast Room

21'7 x 12'6 (6.58m x 3.81m)

Range of base and eye level units, breakfast bar, two sinks, rangemaster cooker with gas hob, extractor hood and space for; dishwasher, washing machine, tumble dryer and fridge/freezer. Partly tiled walls and linoleum flooring.

### Bedroom Three

15'8 x 11'8 (4.78m x 3.56m)

Carpet flooring.

### Bedroom Four

15'8 x 10'0 (4.78m x 3.05m)

Carpet flooring.

### Shower Room

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

### First Floor Landing

Laminate flooring.

### Bedroom One

15'6 x 11'8 (4.72m x 3.56m)

Wardrobes and laminate flooring. Door leading through to;

### En Suite

Bath, low level WC, wash hand basin, tiled walls and tiled flooring.

### Bedroom Two

11'7 x 9'6 (3.53m x 2.90m)

Carpet flooring.

### Dressing Room

11'7 x 7'6 (3.53m x 2.29m)

Wardrobes and carpet flooring.

### Bedroom Five

10'8 x 10'0 (3.25m x 3.05m)

Laminate flooring.

### Bathroom

Bath, shower, low level WC, wash hand basin, partly tiled walls and tiled flooring.

### To The Rear

Lawned area, patio area and access to the garage.

### Gym

14'0 x 13'0 (4.27m x 3.96m)

### To The Front

Decking area, lawned area, mature planting and side access to the rear of the property. Driveway parking and access to the garage and store.

### Garage

17'5 x 16'4 (5.31m x 4.98m)

### Store

11'0 x 9'2 (3.35m x 2.79m)

### Council Tax

Band G.

## FLOORPLAN

