

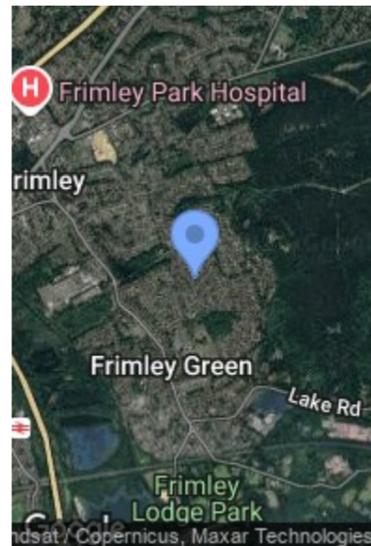


WINDSOR WAY, FRIMLEY, CAMBERLEY GU16  
OFFERS IN EXCESS OF £400,000

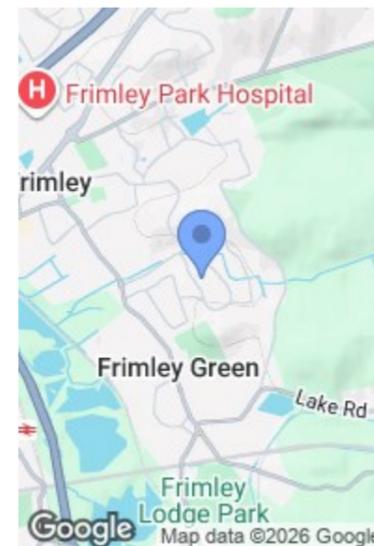
ROAD MAP



HYBRID MAP



TERRAIN MAP



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		89
B	81-91		
C	69-80	76	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## MAIN FEATURES

- Beautifully Presented Home
- Three Reception Rooms
- Refitted Bathroom
- Close To Well Regarded Schools

- Three Good-Sized Bedrooms
- Refitted Kitchen
- Garage In A Block
- Close To Local Amenities

## FULL DETAILS

### Entrance Hallway

Enter via front door, stairs leading to the first floor and laminate flooring. Access to utility cupboard with work surface and space for; washing machine and tumble dryer.

### Kitchen

Refitted with a range of base and eye level units, sink, dishwasher, fridge/freezer, Rangemaster cooker, partly tiled walls and laminate flooring.

### WC

Wash hand basin, low level WC, wood panelling and laminate flooring.

### Dining Room

Laminate flooring with doors leading through to;

### Living Room

Electric fire display and carpet flooring. Door leading to the;

### Conservatory

Tiled flooring and door leading to the well maintained garden.

### First Floor Landing

Airing cupboard, carpet flooring and access to the loft.

### Bedroom One

Rear aspect, wardrobes and carpet flooring.

### Bedroom Two

Front aspect, wardrobes and carpet flooring.

### Bedroom Three

Rear aspect and carpet flooring.

### Bathroom

Refitted suite comprising; bath with shower, low level WC, wash hand basin, heated towel rail, tiled walls and tiled flooring.

### To The Front

Mainly laid to shingle with path leading to the front door.

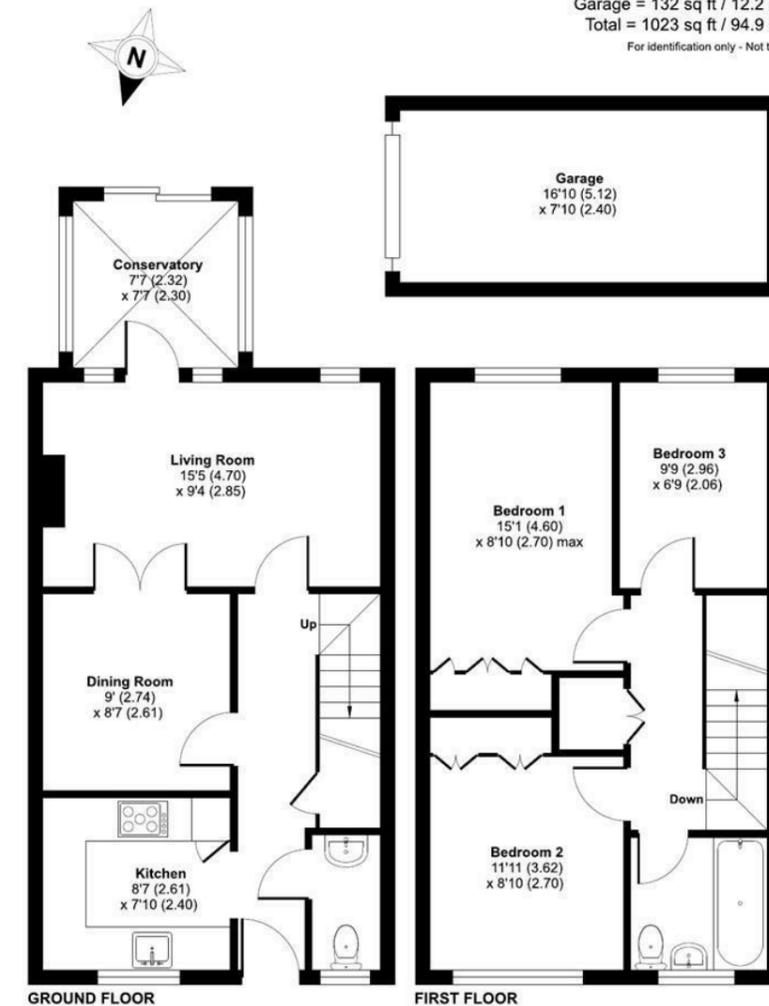
### To The Rear

Patio area with picket gate leading to the lawned area and shed.

## FLOORPLAN

### Windsor Way, Frimley, Camberley, GU16

Approximate Area = 891 sq ft / 82.7 sq m  
Garage = 132 sq ft / 12.2 sq m  
Total = 1023 sq ft / 94.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. KNIGHTS PROPERTY SERVICES. REF: 1355066

## WINDSOR WAY, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - Knights are excited to market for sale this beautifully presented three bedroom terraced house, nestled on the desirable Paddock Hill development on Windsor Way. This home offers a perfect blend of comfort and modern living and has undergone lots of improvements by the current owners such as a new kitchen and bathroom. Upon entering, you are greeted by a versatile ground floor that boasts a modern kitchen, WC, dining room, living room as well as a conservatory that opens out onto the well maintained garden. The first floor continues to impress with three generously sized bedrooms and a modern bathroom. An additional feature to mention is the garage in a block. This home is ideally located within close proximity to local amenities, sought-after schools and Frimley Park Hospital as well as good transport links. A viewing is highly recommended to really appreciate everything that this property has to offer.