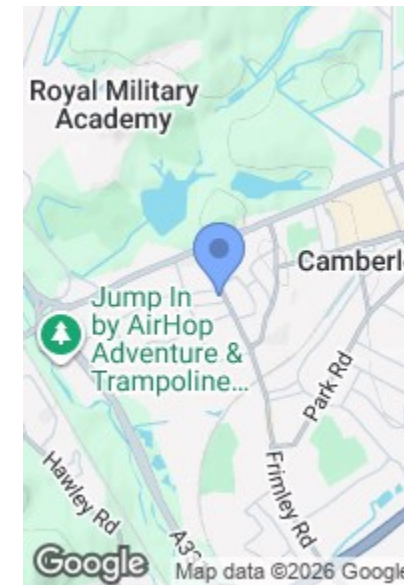
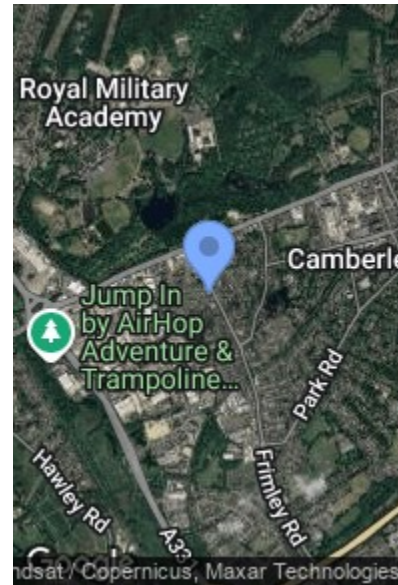
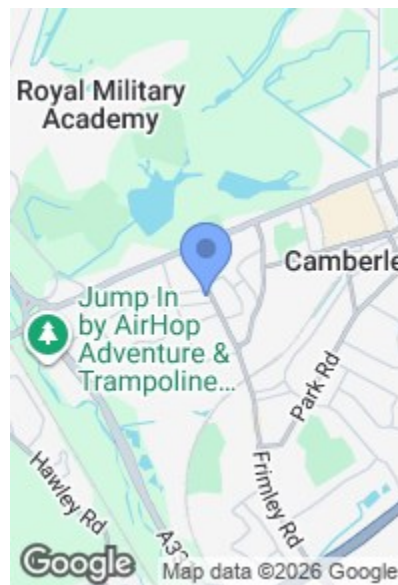


ROAD MAP

HYBRID MAP

TERRAIN MAP

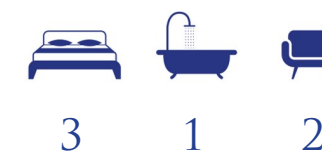


FRIMLEY ROAD, CAMBERLEY GU15  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	69	80
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## FLOORPLAN

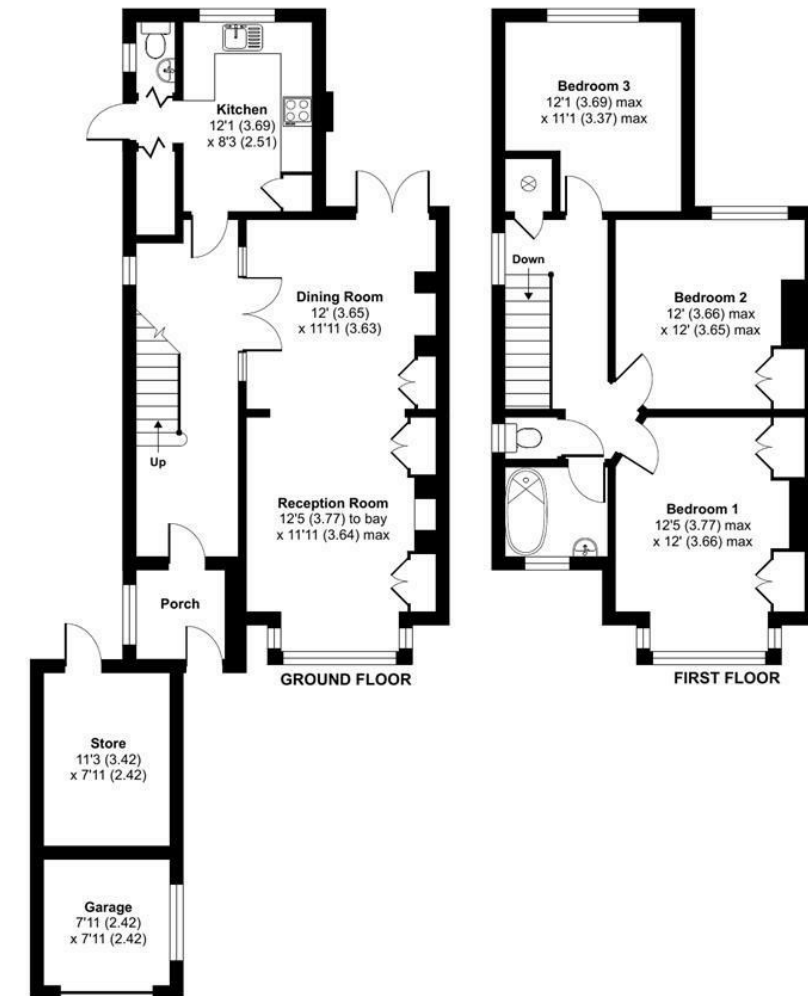
### Frimley Road, Camberley, GU15

Approximate Area = 1252 sq ft / 116.3 sq m

Garage & Store = 158 sq ft / 14.6 sq m

Total = 1410 sq ft / 130.9 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). © nitchecom 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1302946

## MAIN FEATURES

- No Onward Chain
- Three Double Bedrooms
- Driveway Parking For Multiple Vehicles
- Close To Local Schools
- Planning Permission Approved To Extend Into Loft
- Well Presented Semi Detached Property
- Versatile Living
- Garage
- Close To Camberley Town Centre
- Cavity Wall Insulation

## FULL DETAILS

### Porch

Enter via door and tiled flooring.

### Hallway

Tiled flooring and stairs leading to the first floor.

### Reception Room

Bay window, storage and wood flooring.

### Dining Room

Storage and wood flooring. Doors leading to the garden.

### Kitchen

Range of base and eye level units, four ring gas hob, extractor fan, oven, dishwasher, sink and space for; fridge/freezer. Partly tiled walls and laminate flooring. Additional cupboard with space for; washing machine. Door leading outside.

### WC

Low level WC, wash hand basin and linoleum flooring.

### First Floor Landing

Airing cupboard housing the boiler. Access to the loft.

### Bedroom One

Front aspect bay window, storage and carpet flooring.

### Bedroom Two

Rear aspect, storage and carpet flooring.

### Bedroom Three

Rear aspect and laminate flooring.

### Bathroom

Bath with rainfall shower head and additional shower attachment, wash hand basin, heated towel rail, partly tiled walls and tiled flooring.

### WC

Low level WC and partly tiled walls.

### To The Front

Driveway parking for multiple vehicles. Access to the;

### Garage

Up and over door.

### To The Rear

Mainly laid to lawn with area laid to wood paving.

### Council Tax

Band D.

## FRIMLEY ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this characterful and spacious semi detached property, ideally located close to a range of local amenities along the Frimley Road, Camberley town centre, Frimley Park hospital and local schools. The light and airy home boasts versatile living, with a reception room leading through to the dining room, kitchen and WC. To the first floor there are three double bedrooms and a bathroom with separate WC. The front of the property boasts driveway parking for multiple cars as well as access to the garage. The rear garden is well kept and easy to maintain with the convenience of having access to a store. This well presented home is being sold with no onward chain. A standout feature to mention is that there is currently an application for planning permission to extend up into the loft which has been approved to turn into a four bedroom with a large principal bedroom and en suite to the top floor. The home is also well positioned for good transport links.