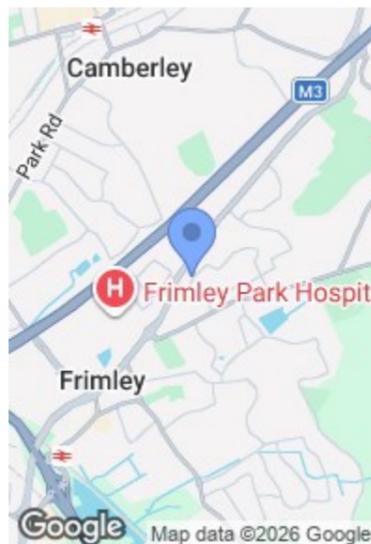
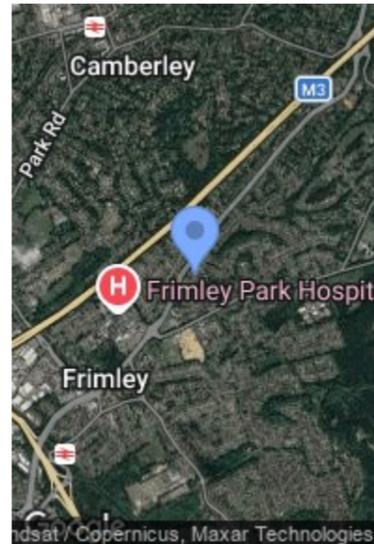


HOLLY HEDGE ROAD, FRIMLEY, CAMBERLEY GU16  
OFFERS IN EXCESS OF £450,000

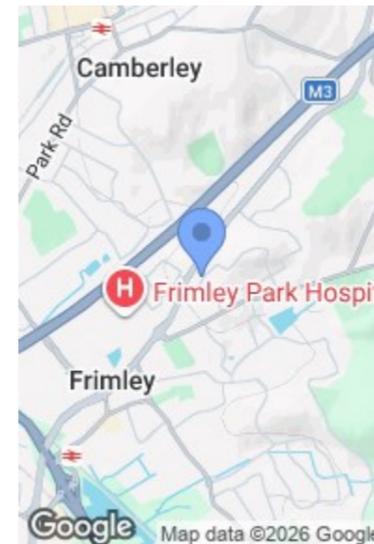
ROAD MAP



HYBRID MAP



TERRAIN MAP



Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightsproperty.com](http://www.knightsproperty.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(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	

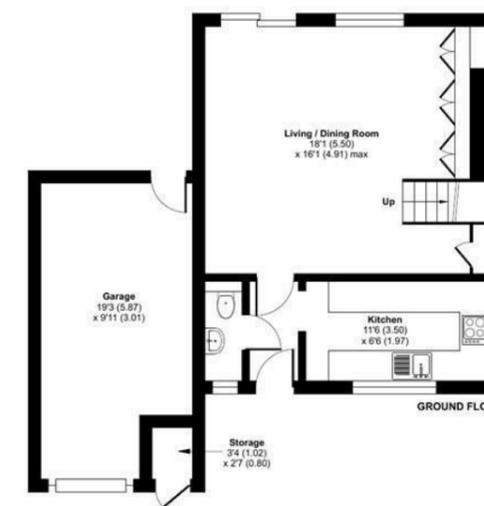
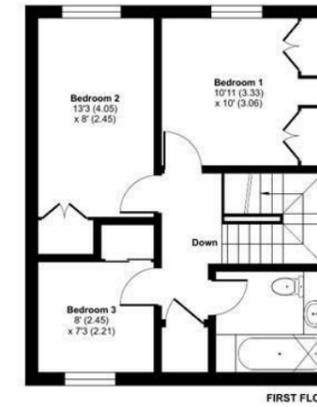




## FLOORPLAN

### Holly Hedge Road, Frimley, Camberley, GU16

Approximate Area = 841 sq ft / 78.1 sq m  
 Garage = 176 sq ft / 16.3 sq m  
 Storage = 9 sq ft / 0.8 sq m  
 Total = 1026 sq ft / 95.2 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). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1359635

## MAIN FEATURES

- No Onward Chain
- Very Well Presented
- Modern Kitchen
- Garage & Driveway Parking
- Close To Local Amenities
- Link-Detached Property
- Three Bedrooms
- Modern Bathroom
- Close To Well Regarded Schools

## FULL DETAILS

### Entrance Hallway

Enter via front door and LVT flooring.

### WC

Wash hand basin and low level WC.

### Kitchen

Range of base and eye level units, sink, hob, oven, extractor fan, fridge/freezer, washing machine and dishwasher. Partly tiled walls and LVT flooring.

### Living/Dining Room

Open plan and LVT flooring. Storage, understairs cupboard, sliding door leading to the rear garden and carpeted stairs leading to the first floor.

### First Floor Landing

Cupboard and carpet flooring.

### Bedroom One

Rear aspect, storage and carpet flooring.

### Bedroom Two

Rear aspect, storage and carpet flooring.

### Bedroom Three

Front aspect, storage and carpet flooring.

### Bathroom

Bath with shower, low level WC, wash hand basin with storage below, partly tiled walls and LVT flooring.

### To The Front

Lawned area, driveway parking and access to the garage.

### To The Rear

Concrete area, lawned area and shrubbery. The back gate leads to an open lawned/woodland area.

### Council Tax

Band E.

## HOLLY HEDGE ROAD, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** Nestled on Holly Hedge Road is this delightful link-detached house, now available for sale with the added benefit of no onward chain. This very well presented property is ideally located within walking distance of well regarded schools such as The Grove, Ravenscote and Tomlinscote, making it a perfect choice for families.

The ground floor boasts a welcoming and spacious open plan living/dining room, with access on to the good-sized garden, as well as a modern kitchen and WC. As you ascend to the first floor, you will find three well-proportioned bedrooms and a modern bathroom. Additional highlights of this property include a garage and driveway parking.

The home is situated for great transport links, as well as a good range of local amenities along Farm Road, Frimley high street with the train station, Frimley Park Hospital and Camberley town centre.