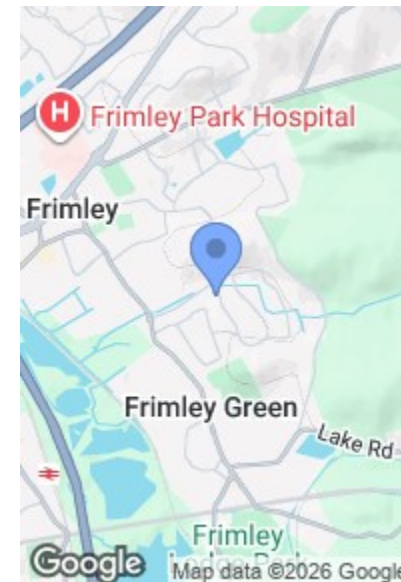
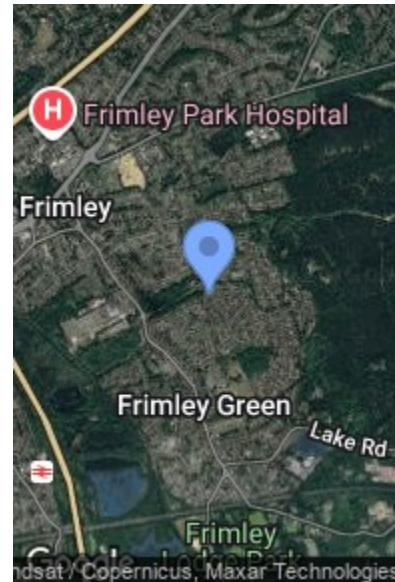


ROAD MAP

HYBRID MAP

TERRAIN MAP



SANDRINGHAM WAY, FRIMLEY, CAMBERLEY GU16  
OFFERS IN EXCESS OF £375,000

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



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92 plus)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	51
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC







## MAIN FEATURES

- No Onward Chain
- Well Presented Detached Bungalow
- Three Bedrooms
- Low Maintanance Rear Garden
- Garage
- Driveway Parking
- Easy Access To Local Amenities
- Close To Well Regarded Schools

## FULL DETAILS

### Entrance Hallway

Enter via front door, storage cupboards and carpet flooring.

### Kitchen/Breakfast Room

14'10 x 7'8 (4.52m x 2.34m)

Range of base and eye level units, sink, oven/grill, four ring electric hob, extractor fan and space for; washing machine and fridge/freezer. Partly tiled walls and tiled flooring.

### Lounge/Dining Room

23'0 x 12'3 (7.01m x 3.73m)

Feature fireplace and carpet flooring. Sliding door and additional door leading to the garden.

### Bedroom One

11'8 x 10'9 (3.56m x 3.28m)

Front aspect, two wardrobes and carpet flooring.

### Bedroom Two

11'0 x 10'9 (3.35m x 3.28m)

Rear aspect and carpet flooring.

### Bedroom Three

10'9 x 7'4 (3.28m x 2.24m)

Front aspect and carpet flooring.

### Shower Room

Shower cubicle, wash hand basin with storage, tiled walls and carpet flooring.

### WC

Low level WC, wash hand basin, tiled walls and tiled flooring.

### To The Rear

Decking area with steps leading to patio area and door leading to the;

### Garage

17'1 x 8'6 (5.21m x 2.59m)

Up and over door.

### To The Front

Driveway parking and access to the garage. Range of mature planting.

### Council Tax

Band E.

## FLOORPLAN

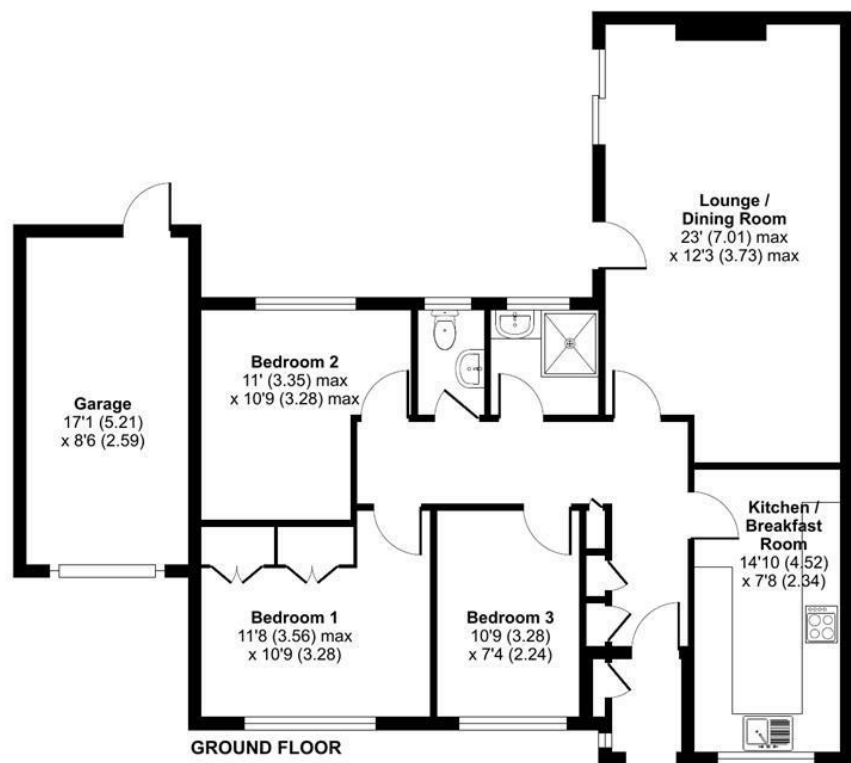
### Sandringham Way, Frimley, Camberley, GU16

Approximate Area = 922 sq ft / 85.6 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1068 sq ft / 99.1 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). © nichecom 2024. KNIGHTS PROPERTY SERVICES

## SANDRINGHAM WAY, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this rarely available detached bungalow, located on the sought-after Paddock Hill development and close to well regarded schools and local amenities. The well presented home has the advantage of being sold with no onward chain. The spacious property comprising; lounge/dining room, kitchen/breakfast room, three bedrooms and a shower room with separate WC. To complete the property there is a private courtyard garden and a garage with driveway parking.