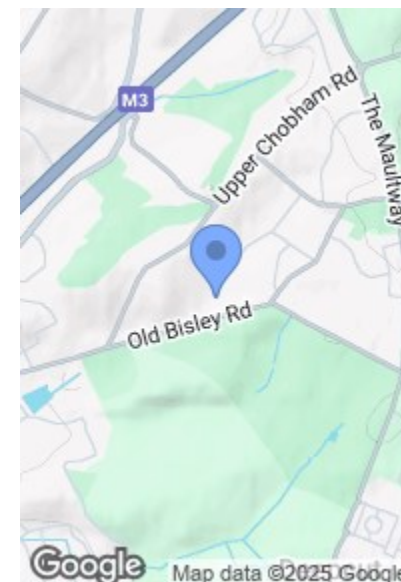
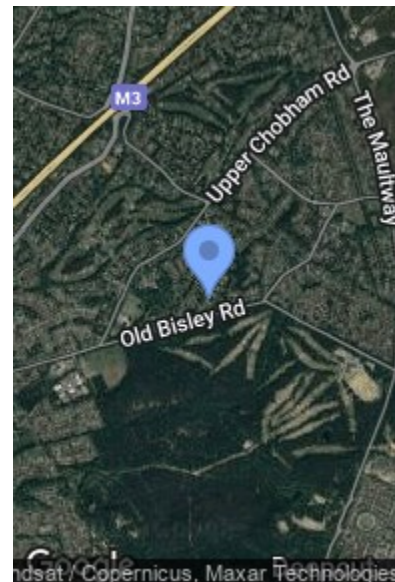
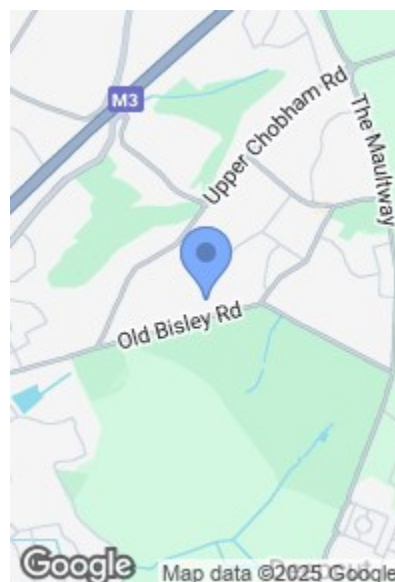




ROAD MAP

HYBRID MAP

TERRAIN MAP



HOLLY AVENUE, FRIMLEY, CAMBERLEY GU16
OFFERS IN EXCESS OF £675,000

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



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





MAIN FEATURES

- Substantially Sized Detached Home
- Four Bedrooms
- Extremely Well Maintained Grounds
- Close To Well Regarded Schools
- Close To Local Amenities
- Versatile Accommodation
- Shower Room & Bathroom
- Driveway Parking & Garage
- Front Terrace & Balcony

FULL DETAILS

Hall

Enter via door and carpet flooring (original parquet flooring underneath). Stairs leading to the first floor.

Living Room

Front aspect, carpet flooring (original parquet flooring underneath) and feature fireplace. Door leading to the front terrace.

Dining Room

Carpet flooring (original parquet flooring underneath) and sliding door leading to the rear garden.

Kitchen

Range of base and eye level units, sink, gas hob, extractor fan, new electric oven and space for; dishwasher and fridge. Breakfast bar, partly tiled walls and tiled flooring.

Study

Front aspect, storage and carpet flooring.

Shower Room

Shower cubicle, wash hand basin with storage below, low level WC and tiled flooring.

Utility Room

Storage, sink and space for; washing machine and tumble dryer.

Drawing Room

Dual aspect, wood panelling, bespoke made storage and carpet flooring. Twin built-in speakers to connect to a sound system.

Landing

Carpet flooring and access to boarded and insulated loft.

Bedroom One

Front aspect, storage, carpet flooring and access to the balcony.

Bedroom Two

Front aspect, storage, carpet flooring and access to the balcony.

Bedroom Three

Rear aspect, storage and carpet flooring.

Bedroom Four

Rear aspect, storage and carpet flooring.

Bathroom

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

To The Rear

Patio area with large lawned area and a range of mature planting. Steps leading to further patio area and planting with access to a summer house.

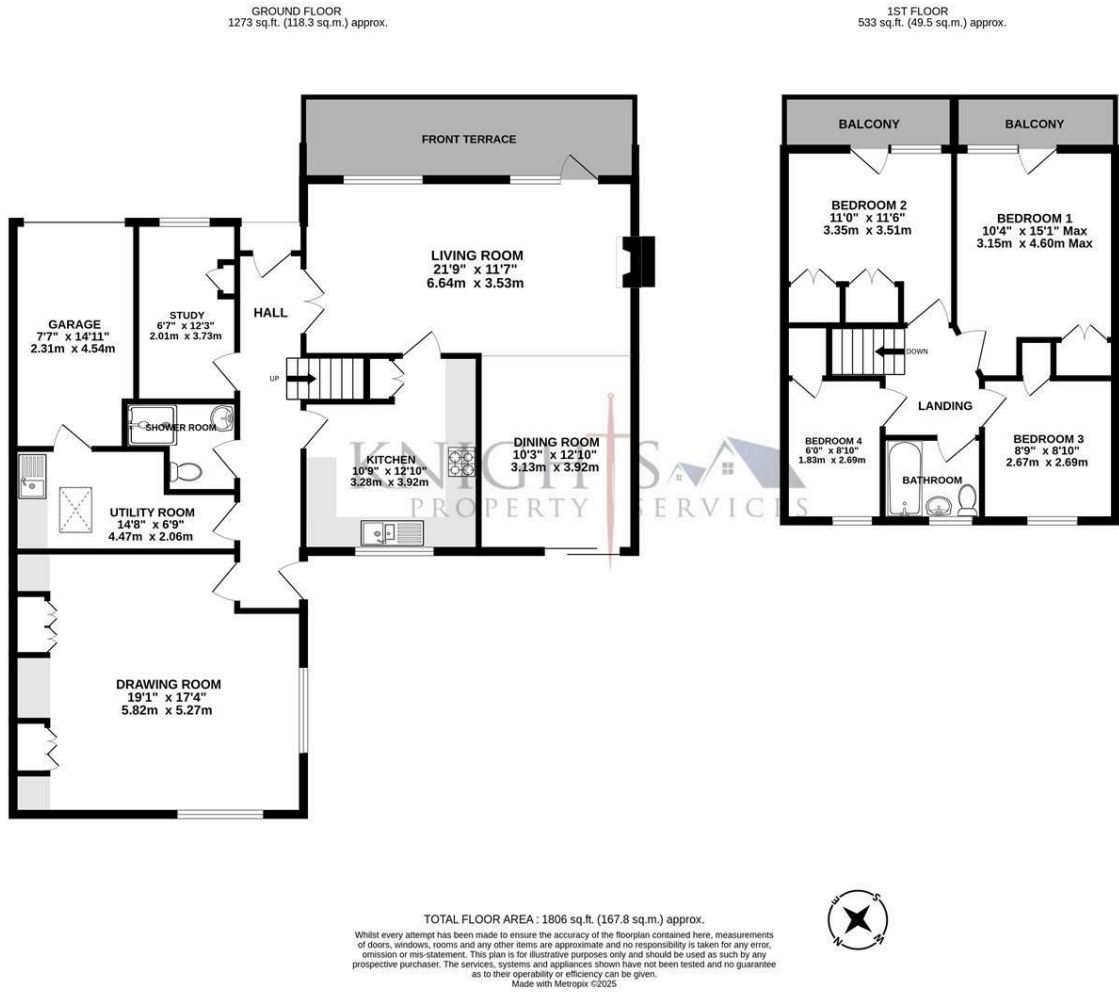
To The Front

Driveway parking and access to the garage. Lawned area with a range of mature planting and a terrace. New side gate leading to the rear of the property.

Council Tax

Band F.

FLOORPLAN



HOLLY AVENUE, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - Nestled in the cul-de-sac of Holly Avenue, is this substantially sized four bedroom house, now available for sale. This detached house is a rare find in a highly sought-after area, combining spacious living with a desirable setting, making it an excellent choice for your next family home. It also presents a wonderful opportunity for those looking to modernise and potentially extend, subject to planning permission. Upon entering, you are greeted by a spacious ground floor that features a living room, dining room, drawing room, study, shower room and kitchen with separate utility room. The first floor has a bathroom and four generously sized bedrooms, two of which benefit from access to a charming balcony, which has been completely rebuilt this year. The property is complemented by extremely well maintained grounds. There is a landscaped rear garden which is vast in size with a summer house. The front garden is equally as impressive with a large lawned area and a terrace, in addition to driveway parking and access to the garage. Situated close to highly regarded schools such as Ravenscote and Tomlinscote, this property is perfect for families. Additionally, it is conveniently located near Pine Ridge Golf Club, local woodlands and a variety of amenities. Camberley town centre, Frimley high street and Frimley Park Hospital are all just a short distance away, enhancing the appeal of this prime location.