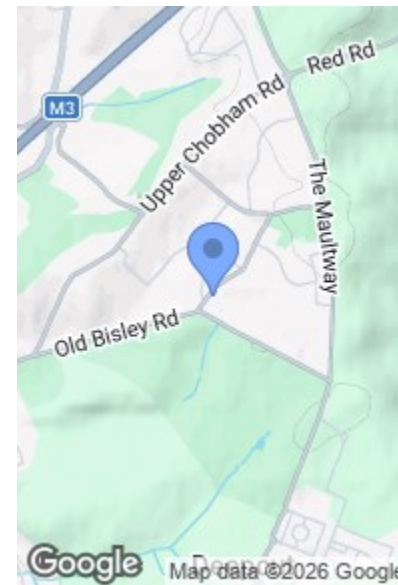
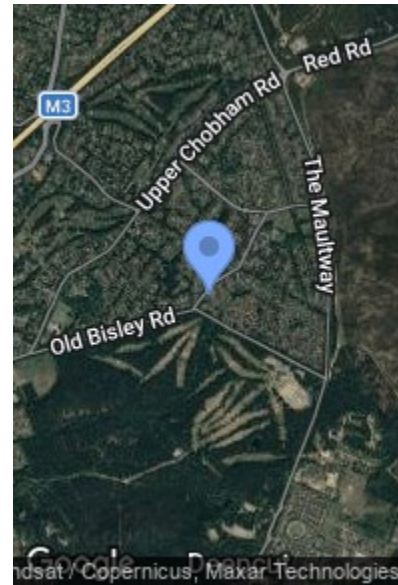




ROAD MAP

HYBRID MAP

TERRAIN MAP

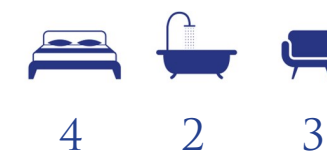


PATERSON CLOSE, FRIMLEY, CAMBERLEY GU16  
£550,000

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	75	81
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	

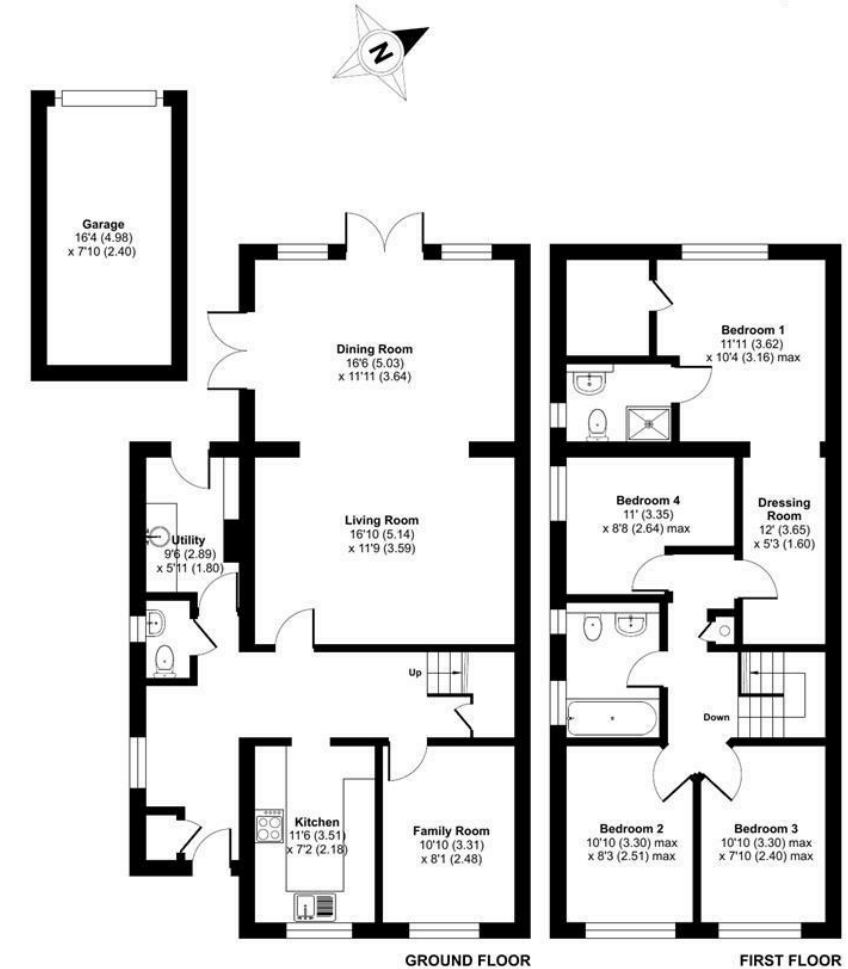




## FLOORPLAN

### Paterson Close, Frimley, Camberley, GU16

Approximate Area = 1543 sq ft / 143.3 sq m  
 Garage = 129 sq ft / 11.9 sq m  
 Total = 1672 sq ft / 155.2 sq m  
 For identification only - Not to scale



## MAIN FEATURES

- Semi Detached Property
- Four Bedrooms
- Landscaped Rear Garden
- Close To Well-Regarded Schools
- En Suite, Dressing Room & Walk-In Wardrobe To Bedroom One
- Very Well Presented
- Three Reception Rooms
- Garage In A Block
- Close To Local Amenities

## FULL DETAILS

### Entrance Hall

Enter via front door, storage and laminate flooring.

### Kitchen

Range of base and eye level units, sink, cooker, extractor hood and space for; dishwasher and fridge/freezer. Partly tiled walls and tiled flooring.

### Utility

Storage units, sink and space for; washing machine and tumble dryer. Laminate flooring and door leading to the garden.

### WC

Wash hand basin, low level WC and laminate flooring.

### Family Room

Front aspect, feature wall and laminate flooring.

### Living Room

Feature fireplace and carpet flooring. Leading into the;

### Dining Room

Laminate flooring and doors leading to the garden.

### First Floor Landing

Cupboard and carpet flooring.

### Bedroom One

Rear aspect, carpet flooring and walk-in wardrobe with hanging space and sensor lighting. Door leading through to the;

### En Suite

Shower cubicle, low level WC, wash hand basin, heated towel rail and laminate flooring.

### Dressing Room

Carpet flooring.

### Bedroom Two

Front aspect and laminate flooring.

### Bedroom Three

Front aspect and laminate flooring.

### Bedroom Four

Side aspect and carpet flooring.

### Bathroom

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

### To The Rear

Landscaped garden comprising; large patio area leading to area laid to artificial lawn, surrounded by trees and shrubs. Shed and side access to the front of the property.

### To The Front

Front garden and path leading to the front door.

### Garage

Garage in a block.

### Council Tax

Band D.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. KNIGHTS PROPERTY SERVICES. REF: 1441720

## PATERSON CLOSE, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - For sale is this very well presented four bedroom semi detached home, situated within a quiet cul-de-sac on Paterson Close, ideally located within close proximity to highly regarded schools such as Heather Ridge, Ravenscote and Tomlinscote. A range of local amenities are within walking distance, including a post office, Sainsbury's Local, takeaways and a doctor's surgery. Parks and woodlands are also nearby.

The ground floor comprising; spacious entrance hall, WC, living room, dining room, family room and kitchen with separate utility. To the first floor the property offers a modern bathroom and four bedrooms with an en suite, walk-in wardrobe and dressing room to bedroom one. Further benefits include a landscaped rear garden offering a fantastic outside space. There is also a garage in a block.