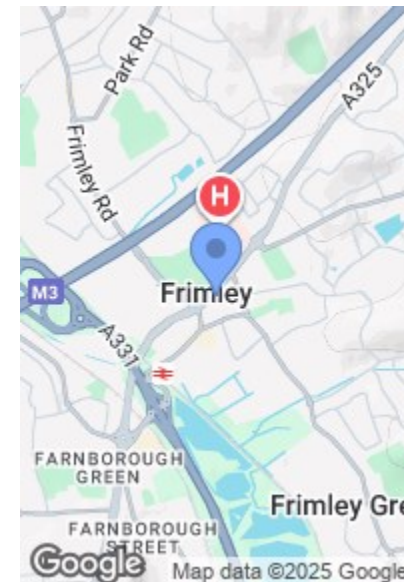
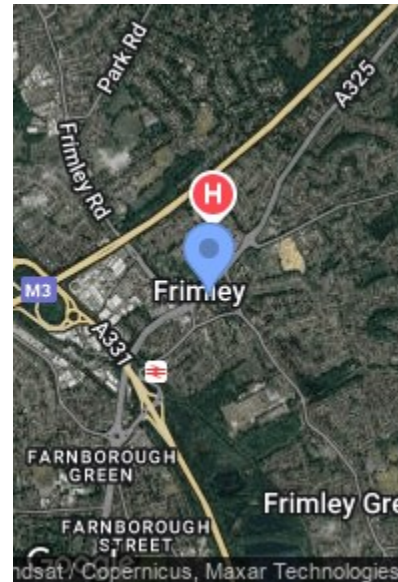
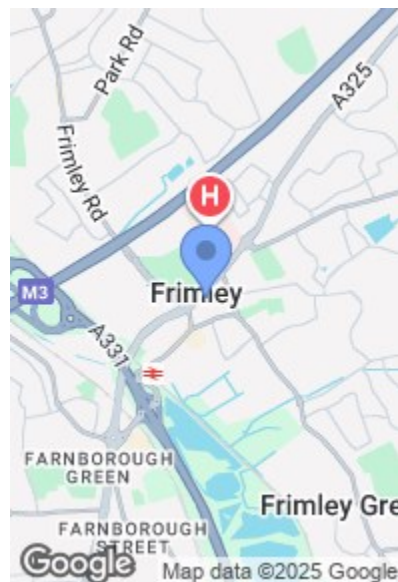


ROAD MAP

HYBRID MAP

TERRAIN MAP



PORTSMOUTH ROAD, FRIMLEY, CAMBERLEY GU16
OFFERS IN EXCESS OF £725,000

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		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	64	81
EU Directive 2002/91/EC		





MAIN FEATURES

- Very Well Presented Detached Property
- Four Bedrooms
- Open Plan Living Spaces
- Driveway Parking
- Garage
- Modern Bathroom
- Very Well Maintained Rear Garden
- Easy Access To Frimley Park Hospital
- Great Transport Links

FULL DETAILS

Entrance Hallway

Enter via front door, stairs leading to the first floor, understairs cupboard with hanging space and shelving, parquet flooring and door leading through to;

WC

Low level WC, wash hand basin with storage and linoleum flooring.

Reception Room

23'0 x 15'0 (7.01m x 4.57m)

Bay window with shutters, feature wood burner and carpet flooring.

Family/Dining Room

20'0 x 14'1 (6.10m x 4.29m)

Air conditioning unit and tiled flooring with underfloor heating. Bi-folding doors leading to the rear garden.

Kitchen

12'9 x 12'4 (3.89m x 3.76m)

Fitted with a range of base and eye level units, granite work surfaces, sink and extractor hood. Space for; Rangemaster cooker and fridge/freezer. Integrated appliances comprising; washing machine, tumble dryer and dishwasher. Tiled flooring with underfloor heating.

Office

13'0 x 7'9 (3.96m x 2.36m)

Storage and tiled flooring with underfloor heating.

First Floor Landing

Access to the airing cupboard housing the boiler. Carpet flooring.

Bedroom One

14'0 x 12'4 (4.27m x 3.76m)

Front aspect double bedroom, acoustic glazing, shutters, air conditioning unit, wardrobe and carpet flooring.

Bedroom Two

14'0 x 10'4 (4.27m x 3.15m)

Rear aspect double bedroom, shutters, wardrobe and carpet flooring.

Bedroom Three

9'8 x 8'0 (2.95m x 2.44m)

Rear aspect double bedroom, shutters, wardrobe with mirrored sliding doors and laminate flooring.

Bedroom Four

7'9 x 6'6 (2.36m x 1.98m)

Front aspect, acoustic glazing, shutters and laminate flooring.

Bathroom

Bath with Aqualisa shower, low level WC, wash hand basin with storage, heated towel rail, tiled walls and tiled flooring with underfloor heating.

To The Front

Gravel driveway providing driveway parking for multiple cars. Access to the;

Garage

16'0 x 8'0 (4.88m x 2.44m)

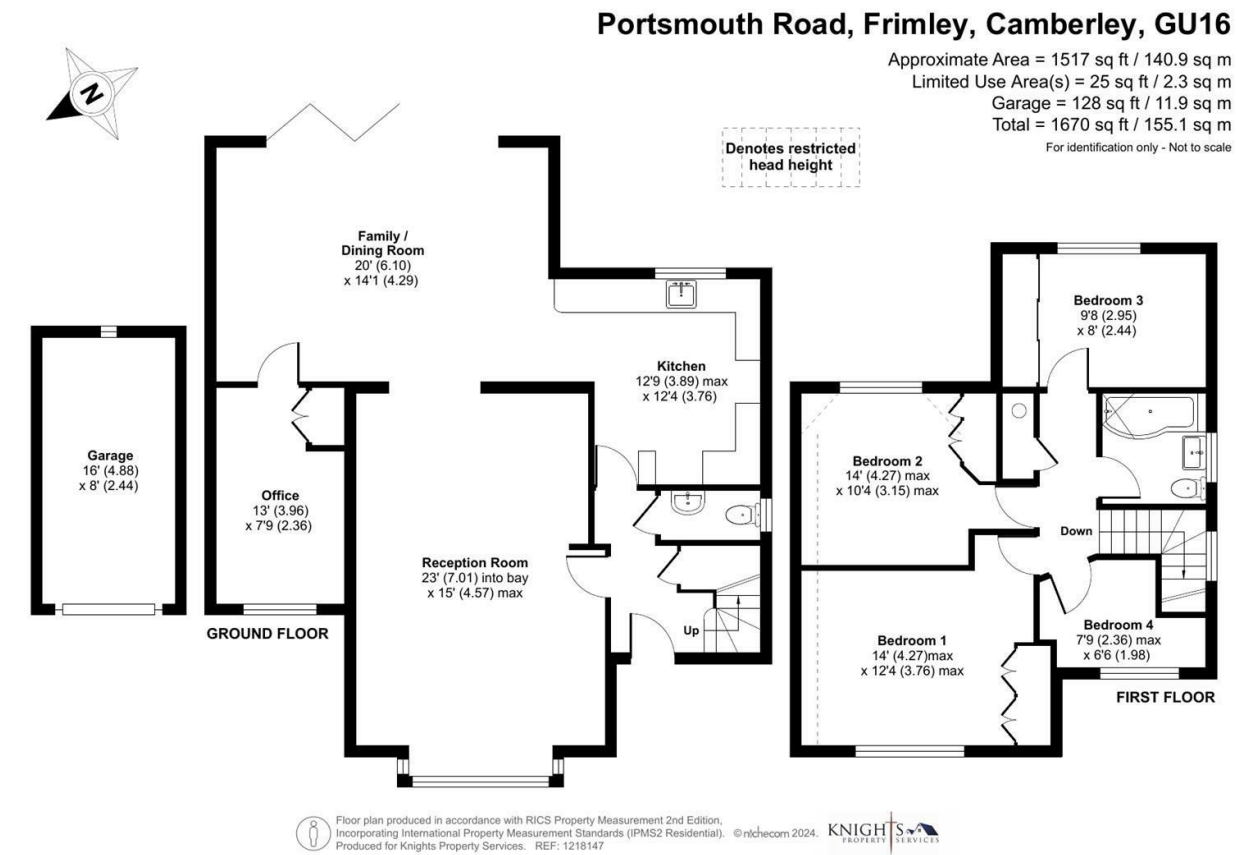
To The Rear

Decking area, lawned area, slate patio area and a variety of mature shrubs.

Council Tax

Band E.

FLOORPLAN



PORTSMOUTH ROAD, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - Positioned close to Frimley Park Hospital, well regarded schools and local amenities, is this extremely well presented detached and extended cottage. The ground floor comprising; large reception room with feature wood burner, office, WC, kitchen and family/dining room with bi-folding doors leading out to the rear garden. The first floor has three double bedrooms, a fourth bedroom and modern bathroom. Externally the property boasts ideal entertaining spaces with a slate patio and large decking space in the private garden. There is also driveway parking to the front of the property and a garage. The current owners have recently replaced the carpets and redecorated. A viewing is highly recommended to appreciate everything that this property has to offer.