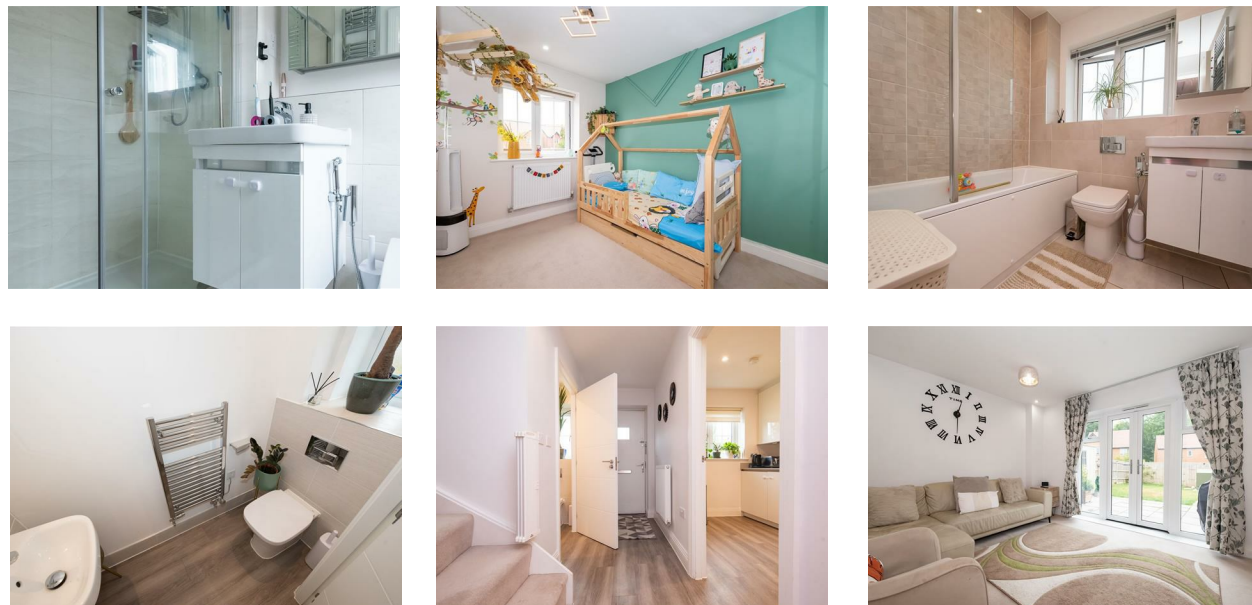
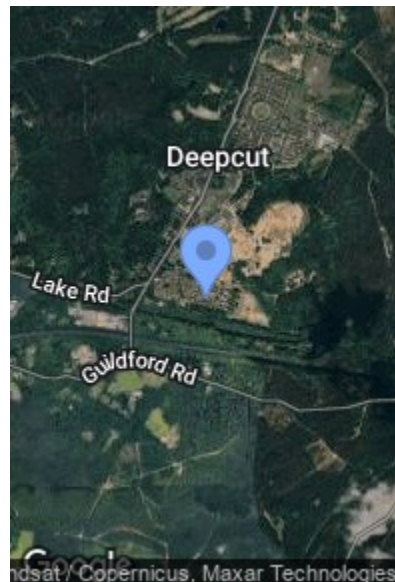
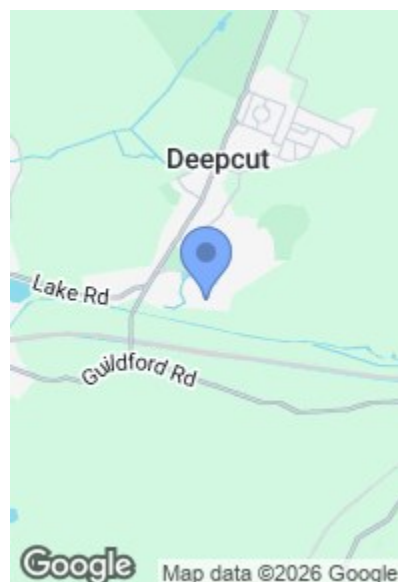




ROAD MAP

HYBRID MAP

TERRAIN MAP



RIDGES RISE, DEEPCUT, CAMBERLEY GU16
PRICE GUIDE £400,000

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		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- Semi Detached Property
- Two Good-Size Bedrooms
- En Suite To Bedroom One
- Close To Local Amenities
- Driveway Parking
- Low Maintenance Garden
- Very Well Presented
- Close To Local Schools

FULL DETAILS

Hall
Enter via door, storage cupboard, new bespoke made understairs storage and laminate flooring. Carpeted stairs leading to the first floor.

WC
Low level WC, wash hand basin, heated towel rail and laminate flooring.

Kitchen
Range of base and eye level units, composite work surfaces, sink, four ring gas hob, oven, extractor fan, fridge/freezer, washing machine, dishwasher, bespoke wine cooler and microwave cabinet. Laminate flooring.

Living/Dining Room
Feature wall, carpet flooring, cupboard and doors leading to the rear garden.

First Floor Landing
Carpet flooring, cupboard and access to the half boarded loft with ladder for extra storage.

Bedroom One
Rear aspect, feature wall, built-in wardrobe and carpet flooring. Door leading through to;

En Suite
Shower cubicle, low level WC, wash hand basin with

storage below, heated towel rail, partly tiled walls and tiled flooring.

Bedroom Two
Front aspect, feature wall and carpet flooring.

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

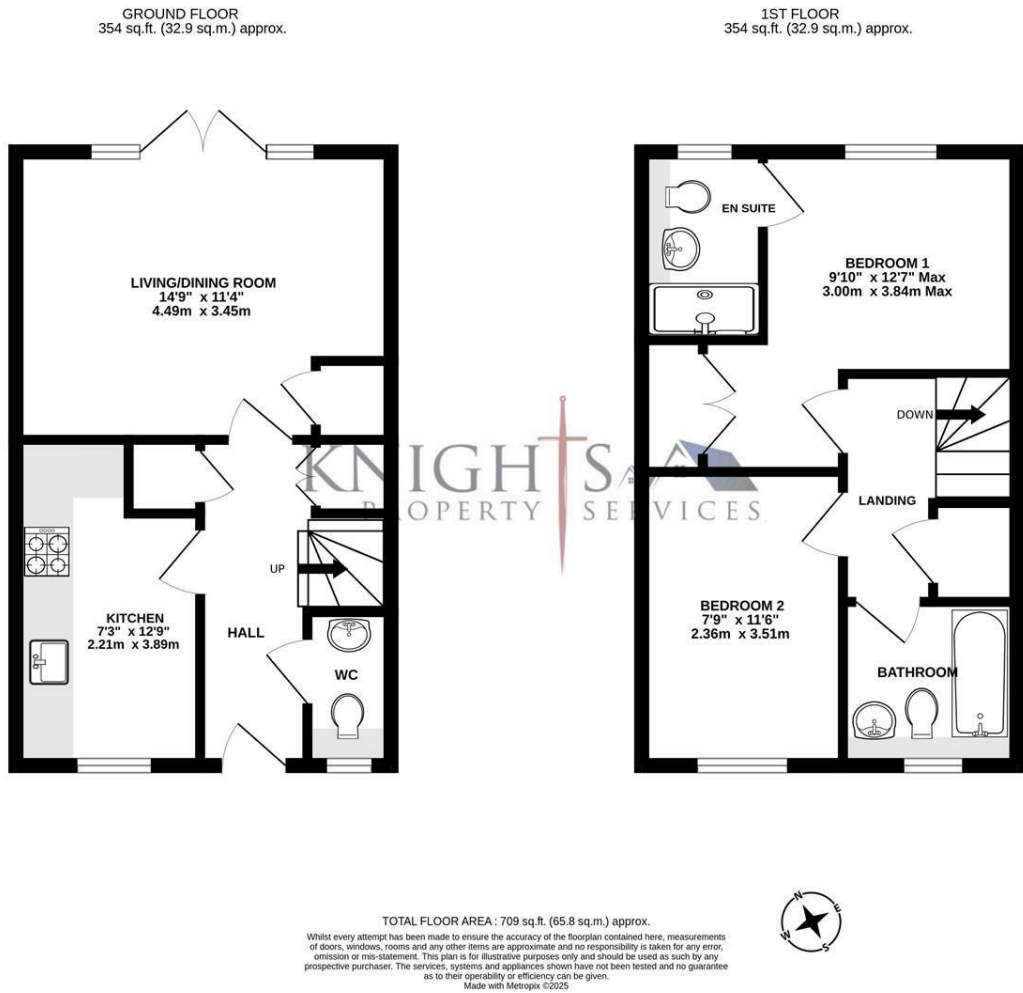
To The Rear
Mainly laid to lawn with extended patio area. Resin shed and access to the front of the property via side gate.

To The Front
Access to driveway parking (with EV charger point). Gate leading to the rear garden and path leading to the front door with lawned areas.

Council Tax
Band C.

Additional Information
We have been advised by the current owner that there is an estate charge of approximately £285.00 per annum. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

FLOORPLAN



RIDGES RISE, DEEPCUT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - For sale is this stunning semi detached property, built by Cala Homes in 2020 and situated within the sought-after Mindenhurst development. The ground floor boasts; a modern kitchen with high quality integrated appliances, bespoke made understairs storage, WC and living/dining room leading through to the low maintenance and well-kept rear garden with extended patio area. The first floor has a modern bathroom and two good-size bedrooms with built-in storage and an en suite to bedroom one. The property, which overlooks a communal green to the front, has driveway parking with an EV charger point and is situated close to a wide range of local amenities, in addition to Frimley Green village, Camberley town centre and local schools. The impressive property is close to picturesque canals and woodlands, ideal for leisurely walks. It is also ideally situated for great commuter links via the M3 and great train links to London Waterloo via Brookwood, Farnborough and Woking.