

ROAD MAP



HYBRID MAP



TERRAIN MAP



RIDGES RISE, DEEPCUT, CAMBERLEY GU16  
PRICE GUIDE £425,000

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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.

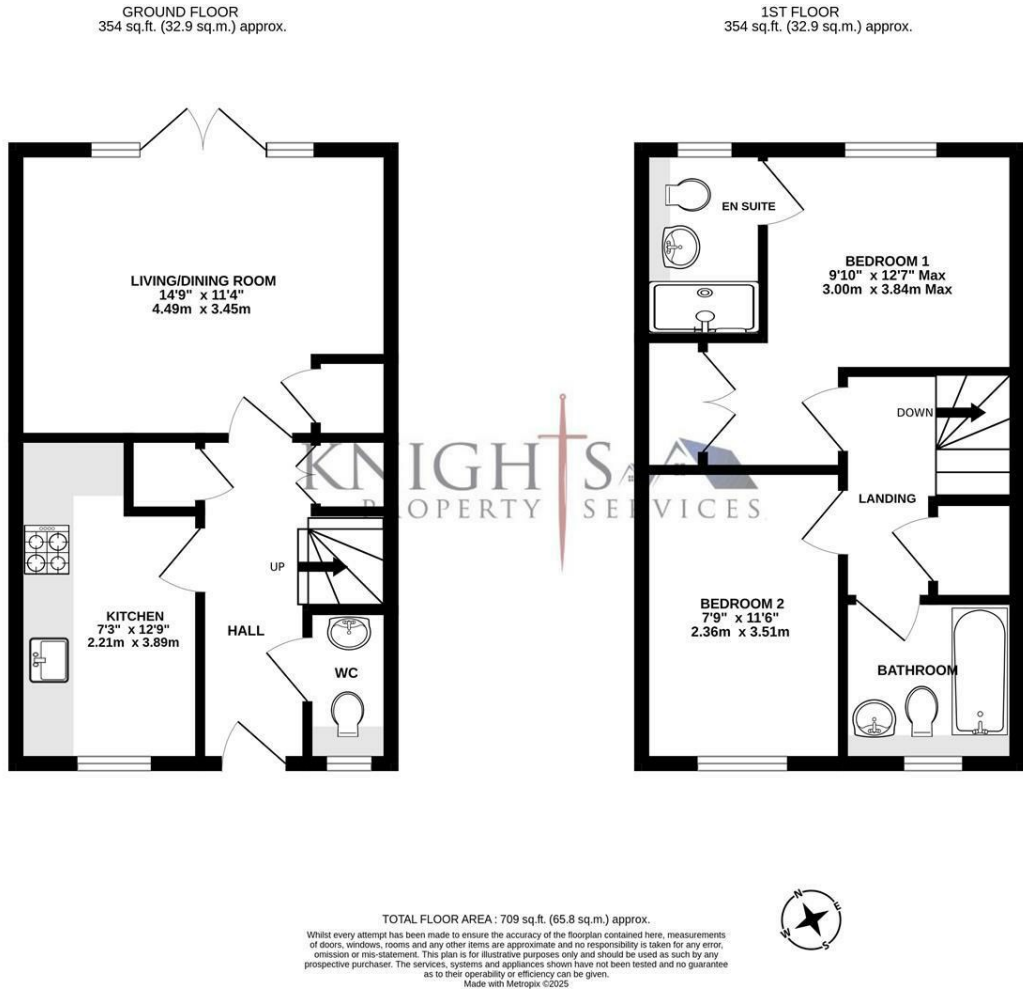
### Council Tax

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.