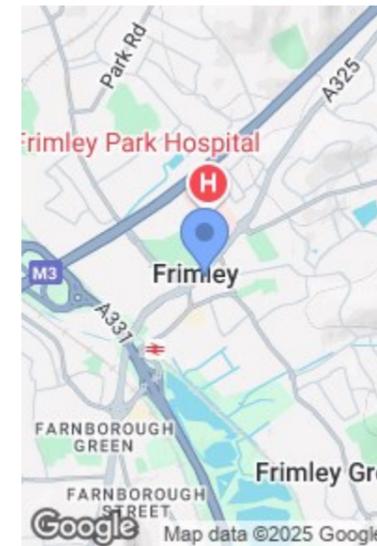
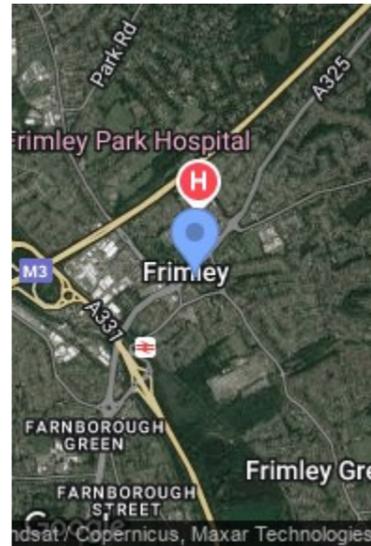
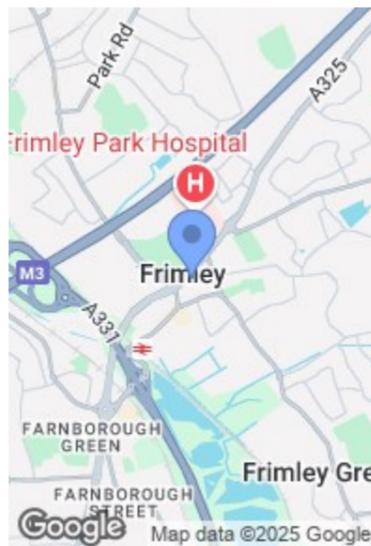


ROAD MAP

HYBRID MAP

TERRAIN MAP



PORTSMOUTH ROAD, FRIMLEY, CAMBERLEY GU16  
£3,250 PCM

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		81
B	81-91		
C	69-80		
D	55-68		64
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		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)

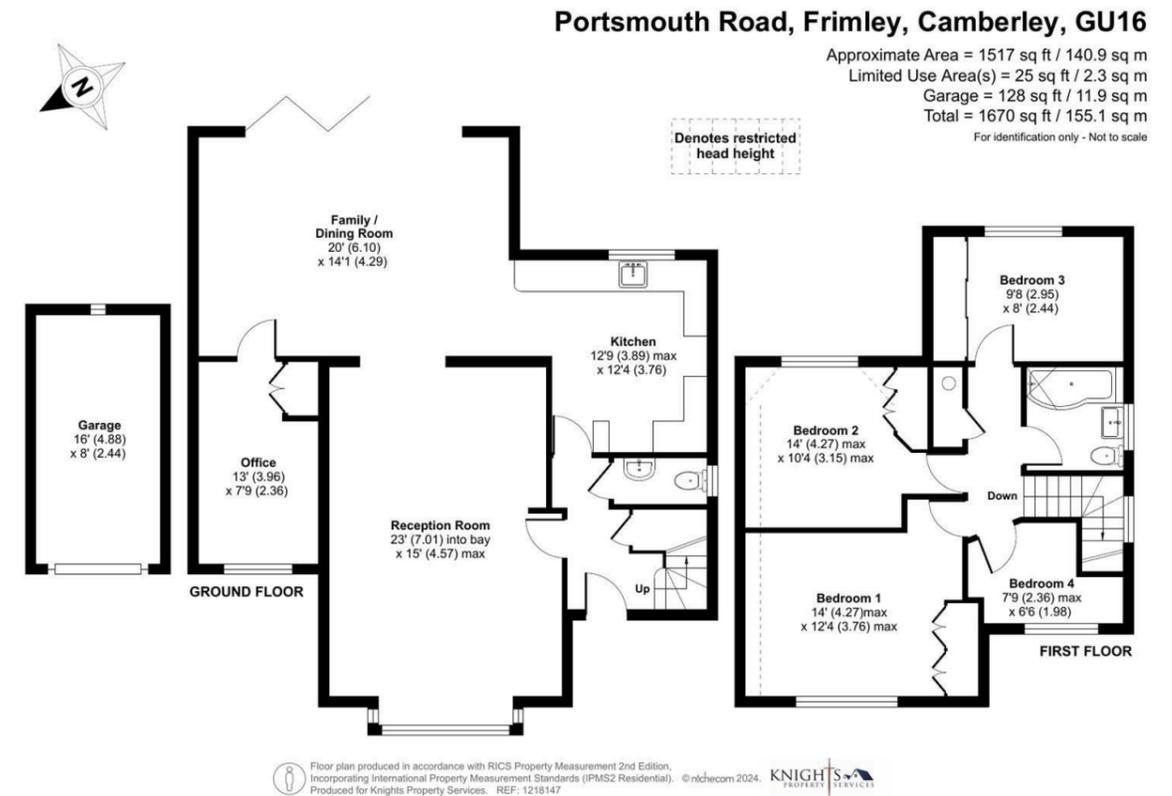
### To The Rear

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 **\*\*AVAILABLE END OF APRIL & UNFURNISHED\*\*** 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.

Holding deposit - £750.00

5 weeks deposit - £3750.00

Minimum household income required for referencing - £97,500