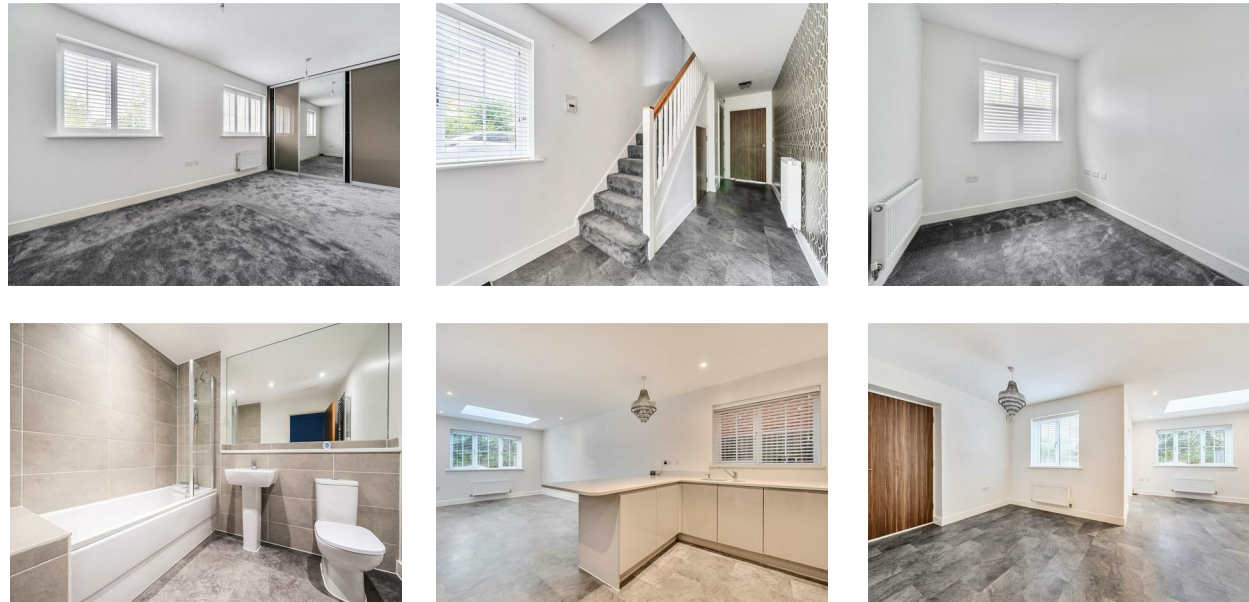
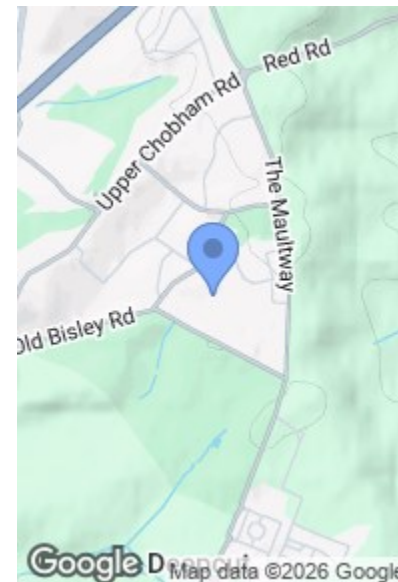
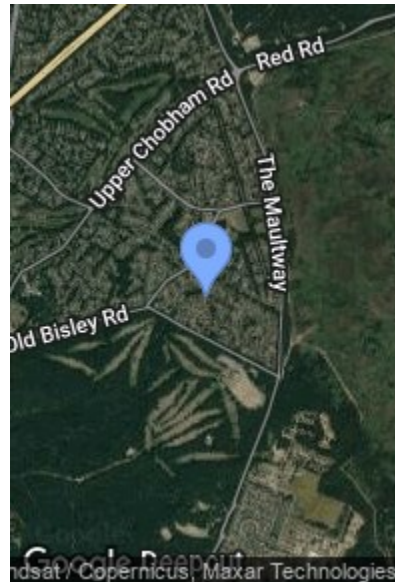
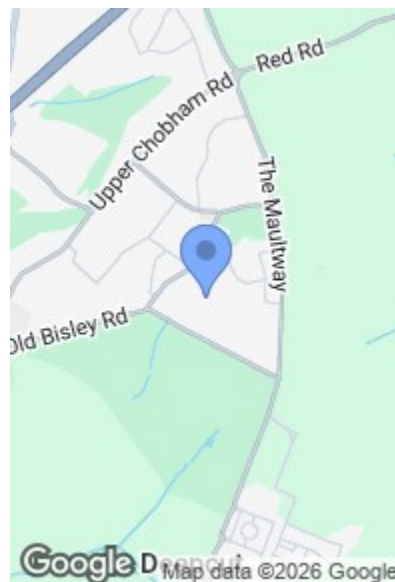




ROAD MAP

HYBRID MAP

TERRAIN MAP



SWALLOWTAIL GROVE, CAMBERLEY GU16  
£2,995 PER MONTH

Camberley 01276 539111  
Email: [enquiries@knightspropertyservices.com](mailto:enquiries@knightspropertyservices.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightspropertyservices.com](http://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                             | EU Directive 2002/91/EC |           |





## MAIN FEATURES

- Four-bedroom detached family home
- Main bedroom with fitted wardrobes and en suite
- Block-paved driveway
- Available Immediately
- Spacious kitchen/dining room with breakfast bar
- Enclosed rear garden with patio and lawn
- Unfurnished

## FULL DETAILS

### Entrance Hall

Grey tiled flooring, neutral décor and a patterned feature wall. Stairs leading to the first floor.

### Living Room

Front aspect living room with a bay window, grey carpet flooring and neutral décor.

### Kitchen/Dining Room

Spacious room with grey tiled flooring and neutral décor. Fitted with a range of modern wall and base units with a breakfast bar. Space for a dining table and chairs, with doors opening onto the rear garden.

### Utility Room

Wood-effect flooring and neutral décor. Fitted storage units, worktop and access to the rear garden.

### Study

Wood-effect flooring with grey striped wallpaper and a front aspect window.

### WC

Ground floor WC with wash hand basin.

### First Floor Landing

Carpet flooring and neutral décor, with doors to all bedrooms and the family bathroom.

### Bedroom One

Double bedroom with grey carpet flooring, neutral

décor and fitted wardrobes. Access to an en suite shower room.

### En Suite

Shower enclosure, wash hand basin and WC, with tiled walls and tiled flooring.

### Bedroom Two

Double bedroom with grey carpet flooring, neutral décor and a bay window.

### Bedroom Three

Double bedroom with grey carpet flooring, neutral décor and a front aspect bay window.

### Bedroom Four

Single bedroom with grey carpet flooring and neutral décor.

### Bathroom

Panel-enclosed bath with shower over and glass screen, wash hand basin and WC. Tiled walls and grey tiled flooring.

### To the Rear

Enclosed rear garden with a paved patio, artificial lawn and planted borders.

### To The Front

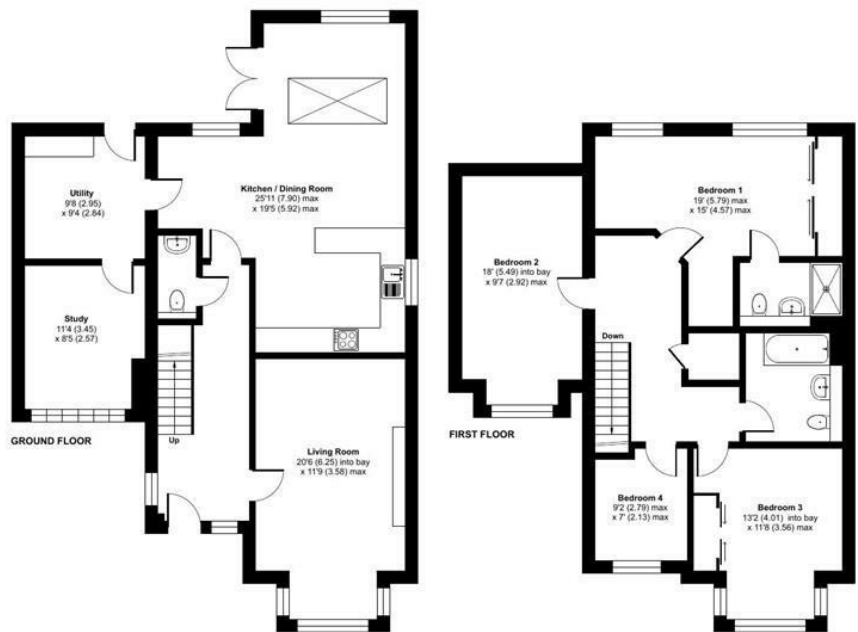
Block-paved driveway with an area of lawn and established planting.

## FLOORPLAN

### Swallowtail Grove, Frimley, Camberley, GU16

Approximate Area = 1849 sq ft / 171.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. KNIGHTS PROPERTY SERVICES. REF: 1538044

## SWALLOWTAIL GROVE, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES \*\* UNFURNISHED & AVAILABLE IMMEDIATELY\*\* Situated in a desirable location within the catchment areas for Ravenscote and Tomlinscote schools, this modern four-bedroom detached home offers spacious and versatile accommodation ideal for family living. The entrance hall provides access to the living room, downstairs cloakroom and a generous open-plan kitchen/breakfast/family room, creating a sociable space for everyday living and entertaining. A separate utility room and study complete the ground floor. Upstairs, there are three double bedrooms and a single bedroom. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while the remaining bedrooms are served by the family bathroom. Outside, the property offers driveway parking, with gated side access leading to a low-maintenance rear garden featuring a patio area and artificial lawn.

Holding deposit - £691.53

5 weeks deposit - £3,455.76

Minimum household income required for referencing - £89,850