

7 Berkeley Crescent, Frimley,  
CAMBERLEY, Surrey. GU16 8YN.



**£650,000** Freehold



Situated on the popular Paddock Hill development, this four bedroom family home has been extended and much improved and is offered for sale with no onward chain. Internally on the ground floor, there is a living room and separate family room and a superb kitchen/breakfast room with views and access to the rear garden. On the first floor there are four good sized bedrooms, the master enjoying en suite facilities, as well as a family bathroom, both of which have been updated in recent years. Outside to the front there is driveway parking leading to the garage. To the rear of the garage is a further range of units as well as space and plumbing for a washer and tumble dryer, and the gas boiler. The rear garden has a large patio with pergola and steps down lead to an area of lawn with mature trees and shrub borders enclosed by panel fencing.

EPC: C Council Tax band F: £3,226.70 per annum (2023/24)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

## GROUND FLOOR

### Reception Hall

UPVC front door, double radiator, stairs to first floor, under stairs storage cupboard.

### Living Room

16' 3" x 11' 5" (4.95m x 3.48m) Double radiator, twin doors open to rear garden.

### Family Room

10' 6" x 9' 9" (3.20m x 2.97m) Double radiator, double glazed windows overlooking front.

### Large Kitchen/Breakfast Room

25' 9" x 11' 9" (7.85m x 3.58m) Vaulted ceiling over breakfast area, triple aspect, fitted with a range of modern base and eye level units with stone worktops over, 1½ bowl stainless steel sink mixer tap, gas hob with cooker hood above and double oven with microwave over. Space for American style fridge/freezer, built-in dishwasher, double radiator, inset ceiling lighting, twin doors to garden.

## FIRST FLOOR

### Landing

Access to loft space, cupboard with slatted timber shelving, radiator.

### Bedroom 1

11' 8" x 10' 5" (3.56m x 3.17m) Front aspect, radiator, built-in wardrobe, door to:

### En Suite

Walk-in shower cubicle, low level WC, pedestal wash hand basin, side aspect window, heated towel rail, built-in cupboard, tiled flooring, part tiled walls.

### Bedroom 2

10' 7" x 8' 7" (3.23m x 2.62m) Front aspect, radiator, built-in wardrobes.

### Bedroom 3

10' 8" x 7' 7" (3.25m x 2.31m) Rear aspect, radiator.

### Bedroom 4

8' 10" x 7' 9" (2.69m x 2.36m) Rear aspect, radiator.

### Family Bathroom

Refitted with modern white suite comprising bath, mixer tap, hand held shower attachment, low level WC, wash hand basin, heated towel rail, inset lighting, extractor, part tiled walls.

## OUTSIDE

### Front

An area of lawn, driveway parking leading to the garage, side access gate.

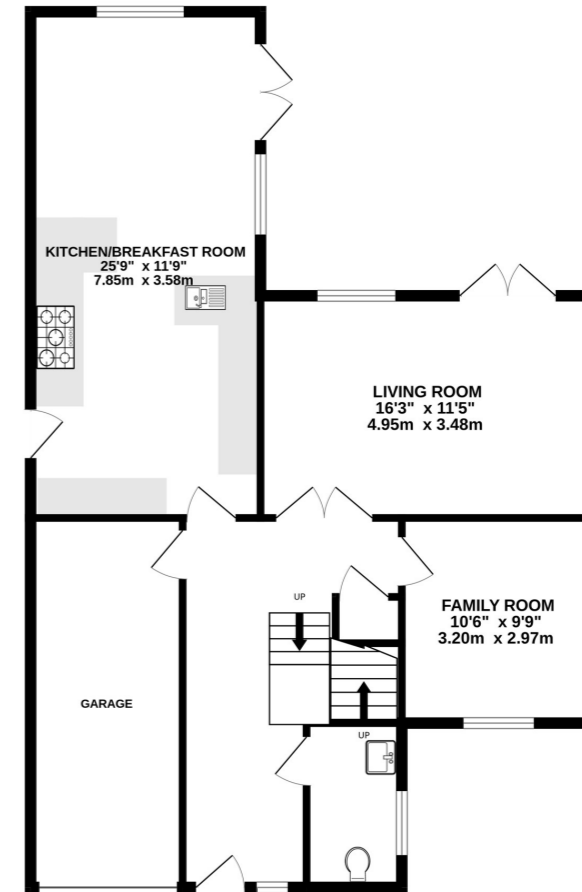
### Integral Garage

To the rear of the garage there is a range of units as well as space and plumbing for a washer and tumble dryer, and the gas boiler.

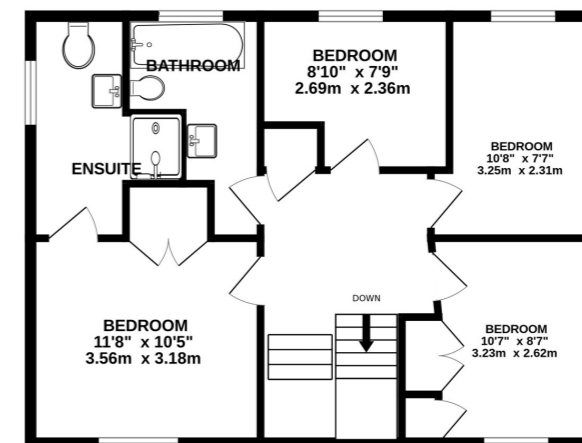
### Rear Garden

Patio area, steps leading down to an area of lawn, mature trees and shrub borders enclosed by panel fencing.

GROUND FLOOR  
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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