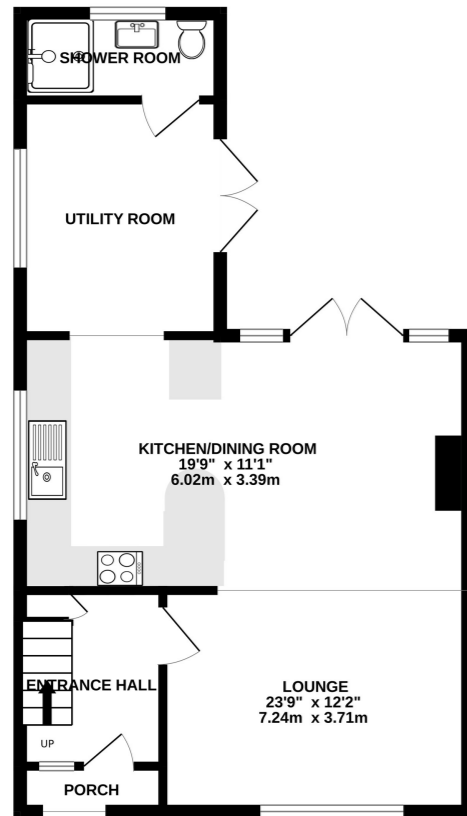


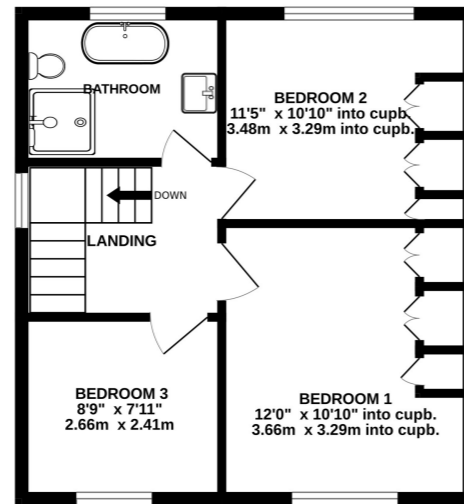
141 Worsley Road Frimley, GU16 9BB



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 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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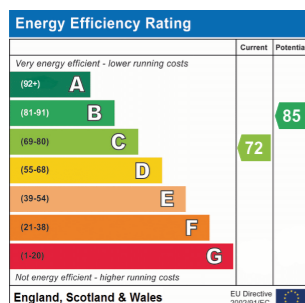


£525,000 Freehold



- Three bedrooms
- Downstairs shower room
- Family bath/shower room
- Walking distance to schools & parks
- Off road parking

- Open plan lounge/dining room/kitchen
- Utility room
- Refurbished & redecorated
- Double glazing & new boiler
- Rear garden approx. 79 ft.



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.



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The Property

This recently refurbished semi-detached family home is on a mature development where many of the homes have been improved and extended, maximising their full potential. The property has three good sized bedrooms and a spacious living room with a dining area overlooking the sunny aspect rear garden. The kitchen has been updated with a range of wall and floor mounted units in a modern and stylish gloss finish, leading to a breakfast/dining room and French doors opening to the patio. The property has been redecorated to a high standard throughout and also benefits from a downstairs shower room with enclosed double tray, utility room and off road parking for two vehicles to the front. The current owners have recently replaced the gas boiler and the home has a generous garden with potential to further extend, subject to planning permission.

EPC: C

Council Tax band D: £2,337.81 per annum (2024/25)

Location

This home is ideally located for family life, just a few minutes walk from reputable local schools, including the C of E school, and extensive leisure facilities including Frimley Green Recreation Ground, Frimley Lodge Park and the Basingstoke canal. The renowned Frimley Park Hospital is also within easy reach.

The property is also just over a mile from Frimley with its own shopping high street as well as a train station which offers direct services to Ascot, Guildford and on to London Waterloo. Frimley Green village sits to the south of Frimley and is located just outside Camberley in Surrey, ideally placed for access to Camberley's vast range of shops, restaurants, train station and cinema. The M3 can be accessed at J3 leading to the M25 and central London.