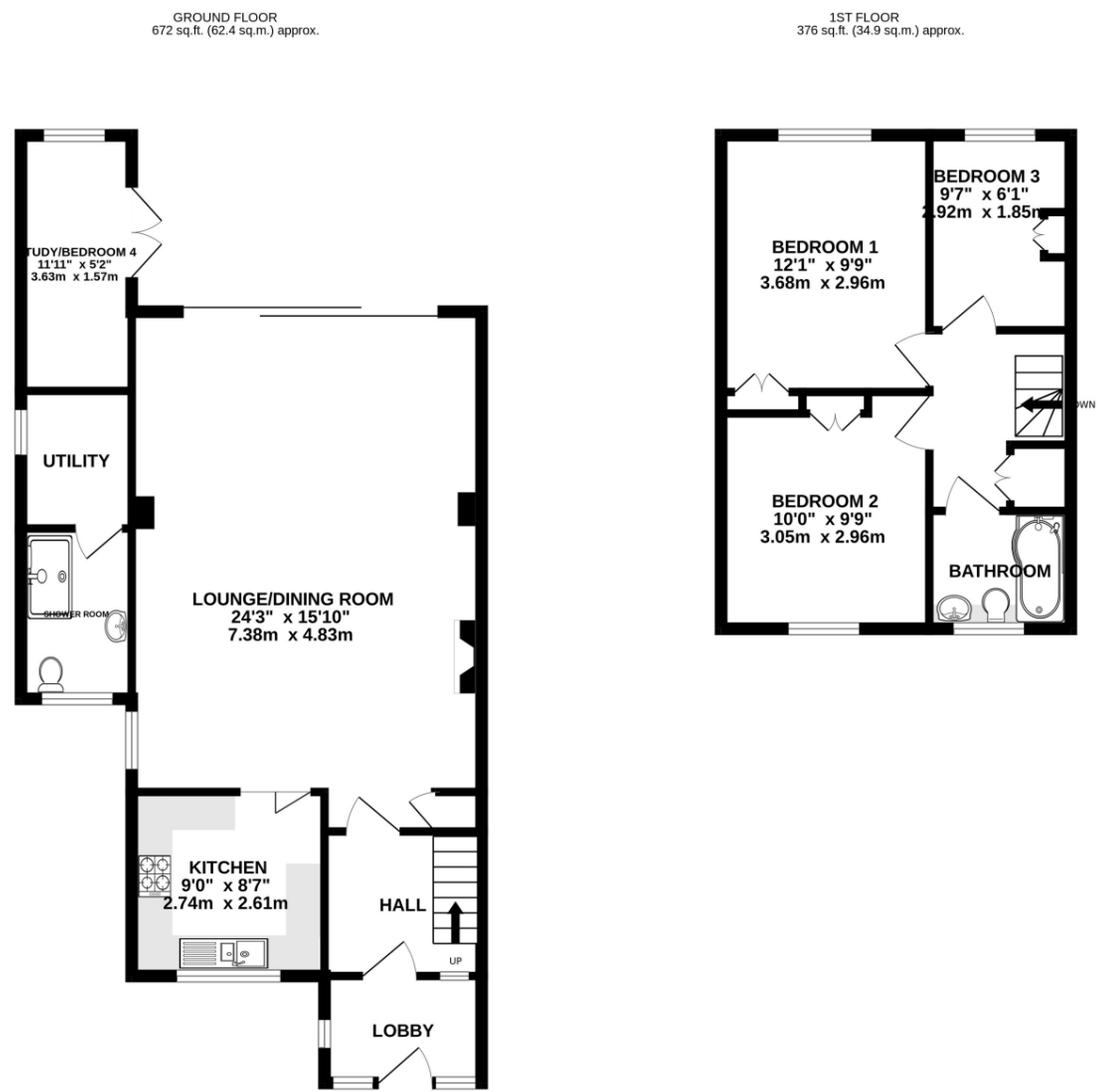


60 Frimley Grove Gardens Camberley, Frimley. GU16 7JY



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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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£515,000 Freehold



- Three/four bedrooms
- Circa 25ft Living/dining room
- Two bathrooms
- Large south facing rear garden
- Tomlinscote catchment area
- Study/bedroom four
- Utility room
- Driveway parking
- Walking distance of town centre
- Potential to extend STTP

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 70 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| 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.

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The Property

A well-presented extended light three/four-bedroom semi-detached family home, situated in an extremely sought after location and within close proximity of Frimley high street, comprising of entrance lobby, hallway, circa 25ft living /dining room with sliding doors, overlooking a large circa 120ft southerly facing rear garden, a modern fitted kitchen, study/bedroom four, utility room and a downstairs shower room.

Upstairs are three bedrooms, two of which are doubles and a family bathroom suite. Further benefits, include double glazing, gas central heating and driveway parking. A viewing of this property is highly recommended.

EPC Rating: C

Council Tax D: £2,447.16 p.a. (2025/2026)

Location

The property is ideally located within walking distance of Frimley Park Hospital, Frimley railway station and Frimley high street with its array of shops, restaurants and public houses. There are also several good schools close by including the Grove primary school, Frimley green Church of England and Tomlinscote school.