

8 Hawthorn Road, Frimley,
Camberley, Surrey. GU16 8SD.



£505,000 Freehold



This impressive extended semi detached family home is situated in an excellent location in Frimley, a short distance from Tomlinscote and Ravenscote schools. The home is offered for sale with no onward chain and has been much improved over the years to provide bright and spacious accommodation. As you can see from the floor plan overleaf, the home has been extended to the rear and now affords a large living room, separate dining area and an impressive kitchen/breakfast room. Upstairs, the accommodation is equally impressive with an extended main bedroom with built-in wardrobes and two further bedrooms along with a family bathroom. Other noteworthy features include replacement double glazing, gas heating to radiators as well as ample driveway parking for several vehicles leading to the garage. The rear gardens are also of a generous size, extending to approximately 130 ft long, with a patio to the front and large sweeping areas of lawn, all of which is enclosed by hedging and fencing.

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



www.luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel: 01252 838899
1 Guildford Road, Camberley, Surrey, GU16 6NL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(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.

GROUND FLOOR

Reception Hall

Double glazed entrance door, double glazed window, double radiator, stairs to first floor, under stairs storage cupboard, door to:

Living Room

21' 5" x 13' 9" (6.53m x 4.19m) Front aspect double glazed window, double radiator, archway through to:

Dining Room

9' 7" x 8' 4" (2.92m x 2.54m) Double radiator, double glazed window overlooking the rear gardens, archway through to:

Kitchen/Breakfast Room

15' 9" x 9' 10" (4.80m x 3.00m) Fitted with a range of white fronted base and eye level units with roll-edge work surfaces over, built-in double oven, gas hob with cooker hood above, 1½ bowl stainless steel sink unit with mixer tap and drainer to side. Space for washing machine, dishwasher, upright fridge/freezer. Cupboard housing "Ideal" gas boiler.

FIRST FLOOR

Landing

Access to loft space via a fold away ladder.

Bedroom 1

19' 6" x 9' 8" (5.94m x 2.95m) Dual aspect, double glazed windows, double radiator, built-in wardrobes with sliding mirror-fronted doors, further built-in cupboard.

Bedroom 2

10' 8" x 9' 10" (3.25m x 3.00m) Front aspect with double glazed window, double radiator.

Bedroom 3

9' 10" x 7' 7" (3.00m x 2.31m) Front aspect double glazed window, double radiator, built-in wardrobe.

Bathroom

Double glazed window with obscure glass, panel enclosed bath with mixer tap, separate overhead shower, inset wash hand basin with vanity cupboards below. Low level wc, vanity mirror, shaver point, double radiator, tiled walls.

LOFT SPACE

12' 0" x 11' 5" (3.66m x 3.48m) Double radiator, fitted wardrobe, built-in storage cupboard and access to eaves storage. Sealed unit double glazed windows to rear.

OUTSIDE

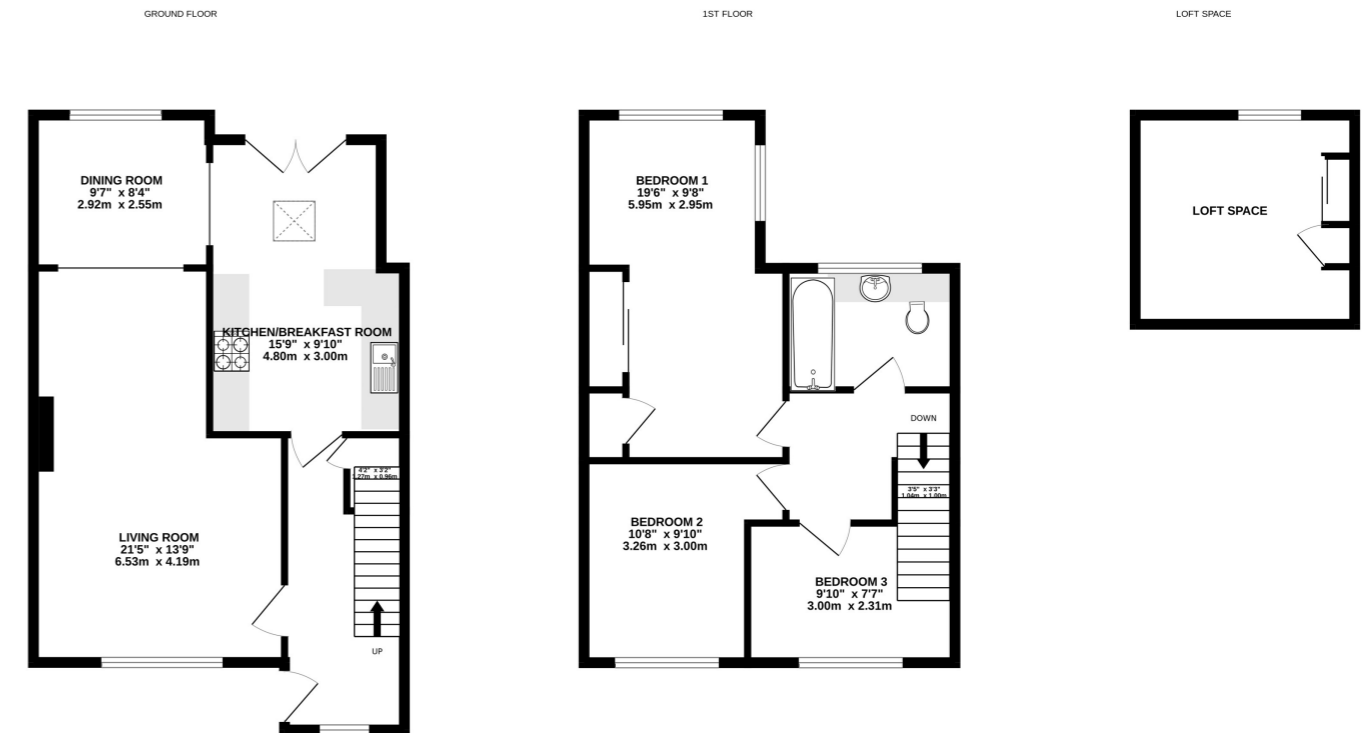
Front

There is an area of lawn with well stocked borders and driveway parking for several vehicles.

Garage

Rear Garden

Patio to the front. The rest of the garden is a generous size, extending to approximately 130 ft long, being mainly laid to lawn with mature trees enclosed by hedging and fencing.



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.
Made with Metropix ©2023