

46 Frimley Green Road, Frimley,
Camberley, Surrey. GU16 7AH.



£650,000 Freehold



An individual four bedroom detached chalet style property having been newly fully refurbished, offering spacious light and airy family accommodation with a 25 ft. kitchen/breakfast room, lounge, study, utility room and cloakroom on the ground floor. On the first floor there are four bedrooms, a family bathroom and en suite shower room.

The property has gas fired central heating by radiators and sealed unit double glazing. Outside, the rear garden extends to approximately 60 ft. long and there is off-road parking. The property is situated in a non-estate location, convenient for Frimley shopping centre, Frimley Park Hospital, local schools, railway station and access to the M3 motorway. The property must be seen internally to appreciate the high standard of renovation including new bathroom suites, new flooring, central heating and double glazing. No onward chain.

EPC: C Council Tax E: £2,857.32 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+)	A		
(81-91)	B		86
(69-80)	C	77	
(55-68)	D		
(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.

Entrance Hall

Wood-effect laminate flooring, inset ceiling spot downlighters.

Lounge

14' 3" x 10' 9" (4.34m x 3.28m) Inset ceiling spot downlighters, two windows to the front.

Study

10' 8" x 9' 3" (3.25m x 2.82m) Inset ceiling spot downlighters, windows to the front.

Kitchen / Breakfast Room

25' 0" x 10' 4" (7.62m x 3.15m) , narrowing to 8'4" in the kitchen area. 1½ bowl sink unit with mixer taps, adjoining laminated working surfaces, excellent range of high and low level units in a gloss white, incorporating a four burner Candy ceramic hob with oven below and stainless steel extractor over. Built-in Bosch dishwasher, windows and glazed doors to the rear garden, wood-effect laminate flooring, inset ceiling spot downlighters, meter cupboard, door to:

Utility Room

6' 3" x 5' 7" (1.91m x 1.70m) Wall mounted Ideal combi gas fired central boiler for the central heating and domestic hot water, wood effect laminate floor, inset ceiling downlighters, window and half glazed door leading to the rear garden, door to:

Cloakroom

Low flush WC, wash basin with cupboard below, chromium heated towel rail, inset ceiling spot downlighters, wood-effect laminate flooring.

FIRST FLOOR

Landing

Access to the loft.

Bedroom 1 with En Suite Shower Room

15' 5" x 9' 7" (4.70m x 2.92m) Two windows to the front.

EN SUITE SHOWER ROOM: Fully tiled shower cubicle with regulated shower unit and sliding screen door, low flush WC with concealed cistern, wash basin with cupboard below, chromium heated towel rail, extractor fan, inset ceiling spot downlighters.

Bedroom 2

11' 3" x 10' 7" (3.43m x 3.23m) Window to the rear.

Bedroom 3

11' 3" x 9' 4" (3.43m x 2.84m) Double aspect with windows to the front and side, door to walk-in cupboard with potential to convert into a shower room with plumbing already installed.

Bedroom 4

9' 9" x 7' 1" (2.97m x 2.16m) Window to rear.

Family Bathroom

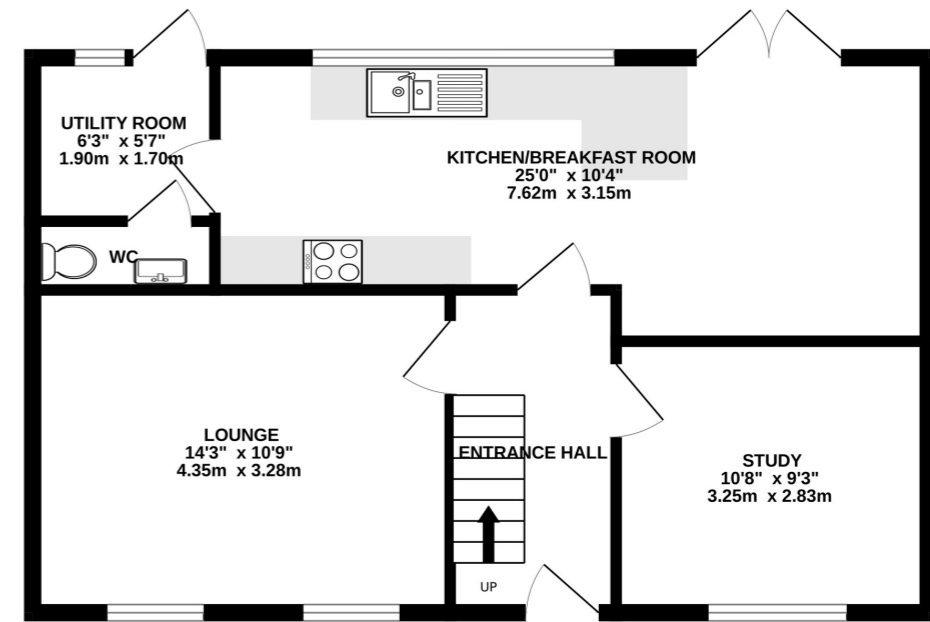
White suite comprising of a shaped shower bath with a screen and over-bath shower, fully tiled surround, low flush WC with concealed cistern, wash basin with drawer below, ceramic tiled floor, window to the rear. Ladder-style chromium heated towel rail, shaver point, inset ceiling spot downlighters, extractor fan.

OUTSIDE

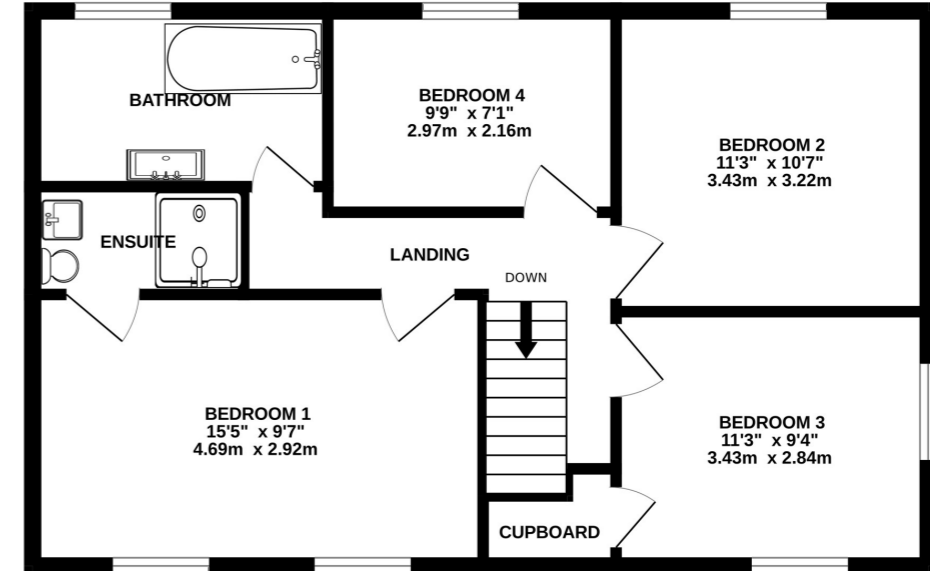
REAR GARDEN: Westerly aspect, extending to approximately 60 ft. long. Immediately behind the house is a full width paved patio extending onto an area of Astro Turf, enclosed by a combination of close-boarded fencing and mature foliage, outside water tap, side access with a gate leading to:

FRONT GARDEN: With hard standing for off-road parking.

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.7 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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