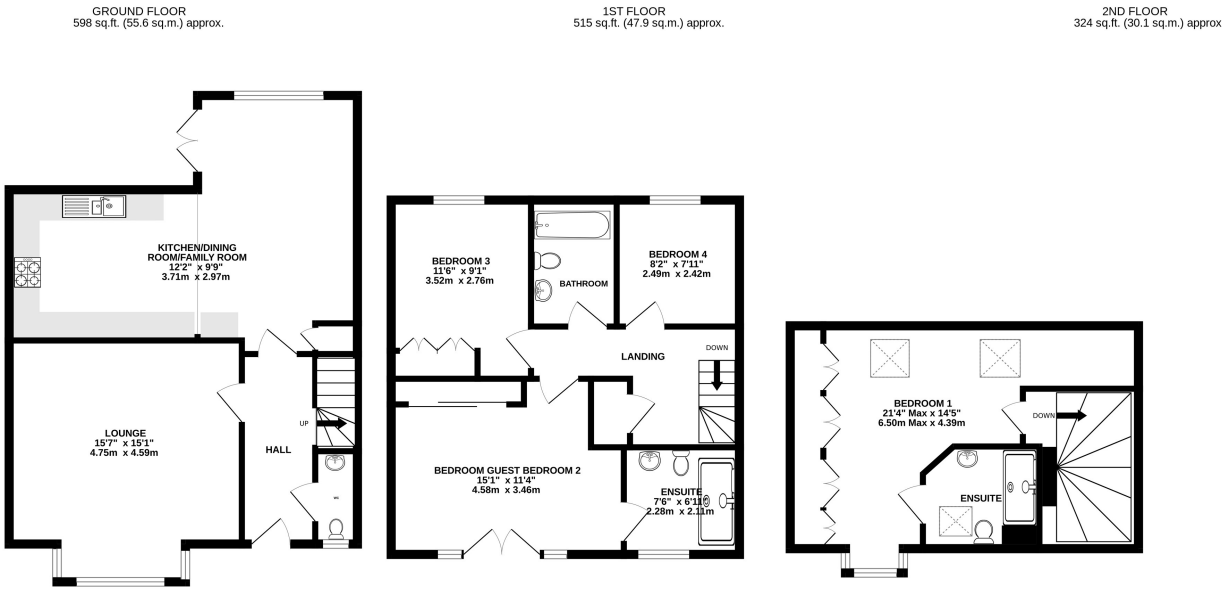


6 Swallowtail Grove
Frimley, GU16 9AE



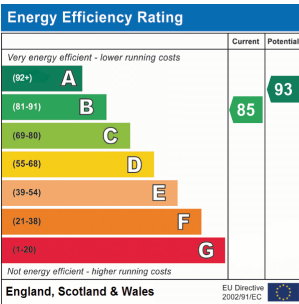
TOTAL FLOOR AREA : 1437 sq.ft. (133.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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£585,000 Freehold



- Spacious four bedroom townhouse
 - Two en suite shower rooms & family bathroom
 - Two allocated parking spaces
 - Gas fired central heating
- Open plan kitchen/dining/family room
 - Fitted wardrobes in 3 bedrooms
 - Sealed unit double glazing
 - NO ONWARD CHAIN



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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1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

NO ONWARD CHAIN A well presented and spacious four bedroom townhouse constructed approximately 7 years ago by Linden Homes. The family accommodation is arranged over 3 floors. On the ground floor there is a lounge with bay window, cloakroom, and comprehensively fitted open plan kitchen/dining/family room with a gas hob, double oven, fridge/freezer, dishwasher & washing machine with doors leading out to the rear garden with patio, timber garden shed and a rear access.

On the first floor there are 3 bedrooms: guest bedroom 2 having a Juliet balcony, en suite shower room and a range of fitted wardrobes, bedroom 3 with a range of fitted wardrobes, bedroom 4, and a family bathroom. On the second floor is the master bedroom 1 with wall-to-wall fitted wardrobes and an en suite shower room.

The property has the benefit of sealed unit double glazed windows and gas fired central heating. There are two allocated parking spaces in the front of the property.

EPC Rating: B Council tax band F: £3,534.79 p.a. (2025/26) Service charge approximately £800 p.a.

Location

The property is pleasantly situated within walking distance of Pine Ridge Golf Course with its 18 hole golf course and beautiful open countryside walks close by.

There are local shops and community playing fields at Heatherside, and the property is conveniently located approximately three miles from Camberley town centre and two miles from Frimley. The area is well known for its reputable local schools and is within the catchment of Heather Ridge Infants School, alongside Ravenscote and Tomlinscote.

The nearest railway station is Frimley which provides a train service to London Waterloo with mainline services available at nearby Farnborough. Access to junction 4 of the M3 motorway is within approximately three miles.

* Note: These photographs were taken before the property was vacated. *