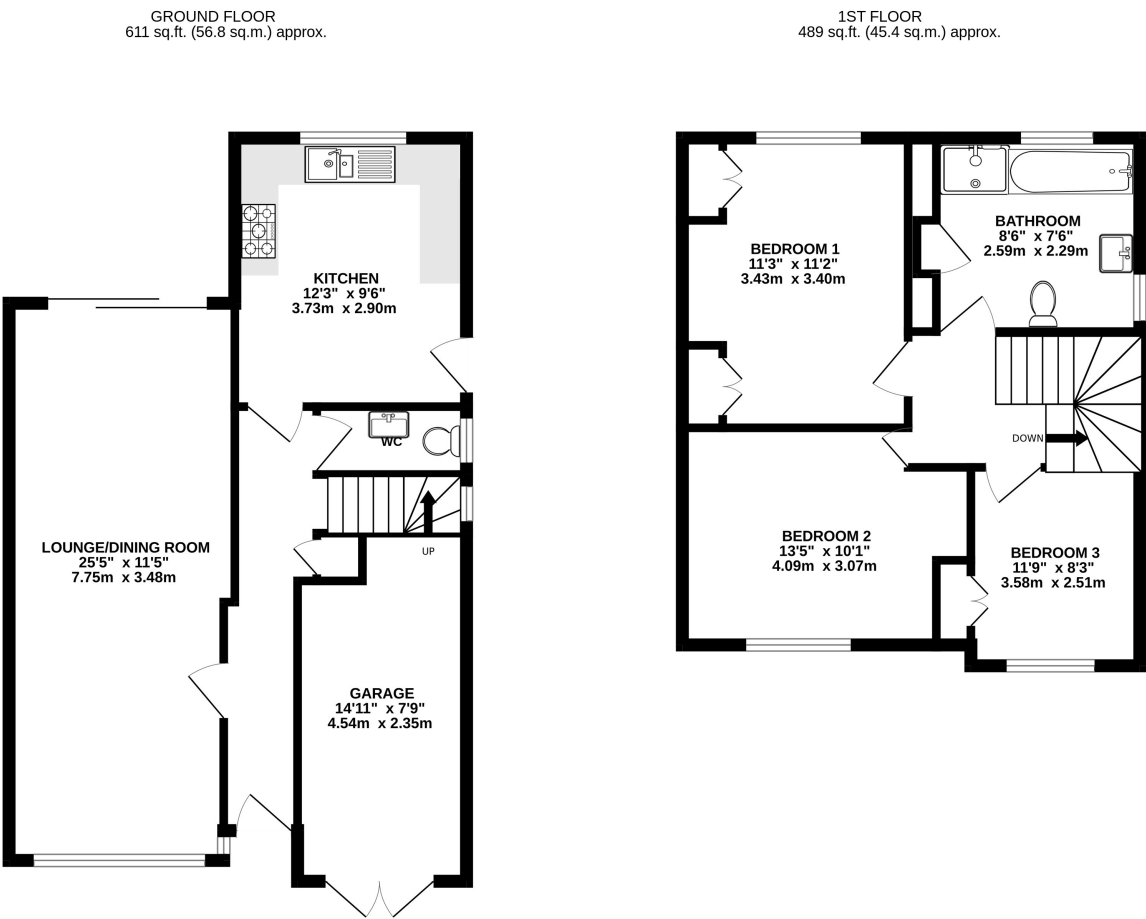


# 4 Bramble Bank Frimley Green, GU16 6PN



TOTAL FLOOR AREA : 1100 sq.ft (102.2 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.

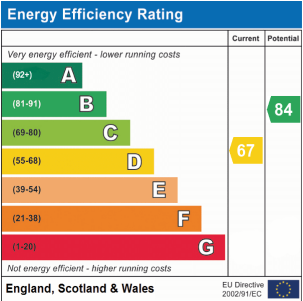
Made with Metropix ©2025



£480,000 Freehold



- Extended semi-detached house
  - Double aspect lounge/dining room
  - Gas central heating & double glazing
  - Southerly aspect rear garden
  - Walking distance of Frimley Green village
- Three double bedrooms
  - Extended & well fitted kitchen
  - Double width drive & garage
  - Well landscaped gardens
  - Easy access to motorway network



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.



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR  
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk  
info@luffandwilkin.co.uk  
Tel 01252 838 899  
1 Guildford Road, Frimley Green, Surrey, GU16 6NL





### The Property

Once you step inside this well presented three double bedroom family home, you will notice it offers a blend of functionality, comfort with contemporary updates. From the entrance hall you enter a generous light filled double aspect lounge/dining room which is a warm and inviting space. Also easily accessed from the hall is an extended and comprehensively fitted kitchen with pleasant views over the secure garden. The ground floor also includes a cloakroom and garage.

Upstairs hosts three generous sized bedrooms: The master offers views to the rear and benefits from fitted wardrobes. Bedroom 2 has a pleasant view of the neighbourhood with scope for further built-in wardrobes. Bedroom 3 has been tastefully extended, and has a double built-in wardrobe. A modern tiled bathroom with built-in shower compliments the upper level with a feeling of luxury.

Outside, the front and rear gardens have been very well kept, the front having a double width drive whilst the rear garden has a southerly aspect, being well landscaped with a circular lawn, patio and abundantly stocked flower and shrub borders, including a timber shed and being enclosed all around by timber fencing.

EPC Rating: D      Council Tax band D: £2,447.16 p.a. (2025/26)

### Location

Bramble Bank is part of a small development in Frimley Green, within walking distance of local village amenities including two public houses, shops, schools (including Tomlinscote), recreation ground, library and a doctors' surgery.

Frimley Park Lodge is a short distance away with a café and the Basingstoke canal providing picturesque walks. About 1-1.5 miles away is Frimley with its railway station, Frimley Park Hospital and access to junction 4 of the M3 motorway.