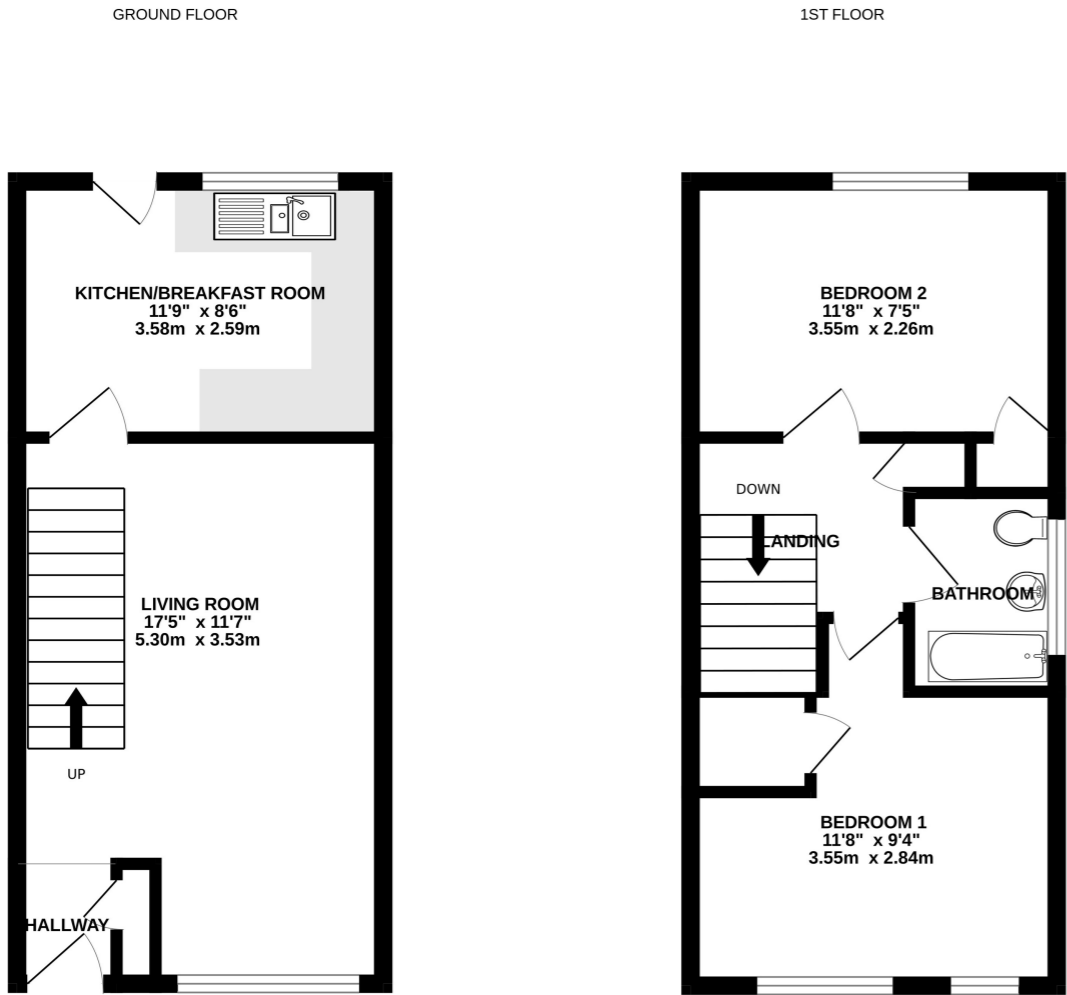


13 Broughton Mews Frimley, Camberley. GU16 8XG



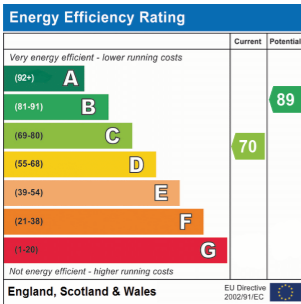
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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£370,000 Freehold



- End of terrace
 - Garage in block
 - Close to shops and schools
 - Modern bathroom suite
 - Paddock Hill Development
- Ideal First Time / Investment Purchase
 - Double glazed
 - Two double bedrooms
 - EPC Rating - C
 - 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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The Property

An ideal first time buy or investment purchase is this two double bedroom end of terrace home situated at the end of a cul-de-sac, within the popular Paddock Hill development, close to local shops and schools. An inner hallway leads to a 17ft living room with understairs storage area and door to kitchen featuring built in single oven, hob, extractor hood above and door leading to rear garden. The first floor comprises two double bedrooms and a white family bathroom suite. The rear garden features a patio area leading to raised garden and a garage to rear of property with communal parking to the front. Garage and off road parking located to the rear of the property via Tintagel Drive and footpath further along leading round to the front of the property.

EPC Rating: C Council tax band C: £2,175.25 p.a. (2025/26)

Location:

Location: Frimley is situated two miles south of Camberley and within one mile of junction 4 of the M3 motorway. Frimley railway station provides access to Guildford, Ascot and London Waterloo, and a mainline service to Waterloo is available at nearby Farnborough station. Frimley High Street includes a Waitrose supermarket and a range of small retailers, restaurants, and a post office. Frimley Park Hospital is also situated in the town, together with a number of major employers. There are a number of respected schools in Frimley including The Grove Primary School, Ravenscote Junior School, Tomlinscote School and St. Augustin's RC Primary School. Frimley Lodge Park is a fifty-nine acre recreational site located between Frimley Green and Mytchett. The park includes several football and rugby fields, and two children's play areas.