

Tintagel Drive, Frimley  
Three Bedroom Detached Property





# Tintagel Drive, Frimley, Camberley, GU16 8XQ

## The Property

Situated in a peaceful cul-de-sac, this well presented three-bedroom detached property offers a desirable blend of tranquillity and convenient access to Frimley town centre and Frimley Park Hospital.

## Ground Floor

The ground floor is accessed via a welcoming front porch. Upon entry, a bright hallway leads to the heart of the home, a well equipped kitchen/diner. Featuring a stylish U-shaped layout, the kitchen provides ample storage space for culinary essentials, while dedicated space facilitates a comfortable dining area. Large windows on the rear wall bathe this space with natural light and offer a pleasant view onto the garden.

Adjoining the kitchen/diner is a generously sized living room. Benefitting from dual aspect windows and a doorway accessing the rear garden, this bright and airy space provides a perfect environment for relaxation and entertaining.

## First Floor

Stairs lead from the living room to the first floor, where three bedrooms provide comfortable living arrangements. A well-appointed family bathroom completes this floor.

## Outside

The enclosed rear garden provides a private retreat. Primarily laid to lawn, the space offers a paved patio area suitable for outdoor dining and relaxation. Established shrubs and trees offer a touch of greenery and privacy, while a convenient side path leads to the front garden.

## Additional Information

Surrey Heath Borough Council Tax Band D

An employee of McCarthy Holden has an interest in this property

## Location

Frimley enjoys a convenient location within Surrey, with easy access to major transportation routes such as the M3 motorway and the Frimley railway station. Frimley is surrounded by picturesque countryside and green spaces, providing residents with opportunities for outdoor activities, leisurely walks, and recreational pursuits.

Frimley boasts a range of amenities including shops, restaurants, pubs, and local services that cater to the needs of its residents.

Frimley is home to several primary and secondary schools known for providing high-quality education. Frimley's surroundings feature stunning landscapes, including woodlands, parks, and nature reserves.































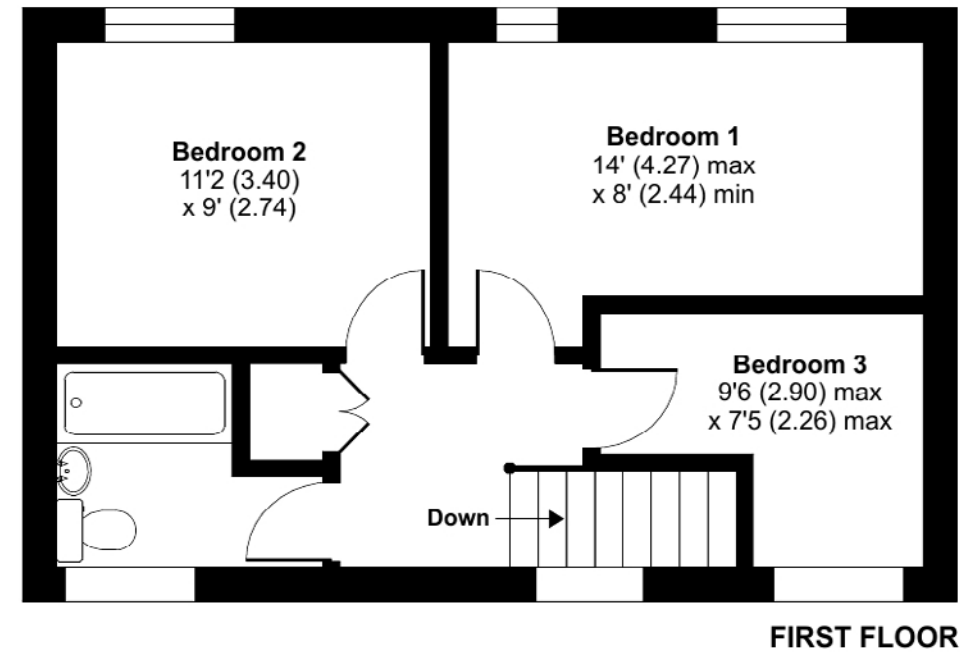
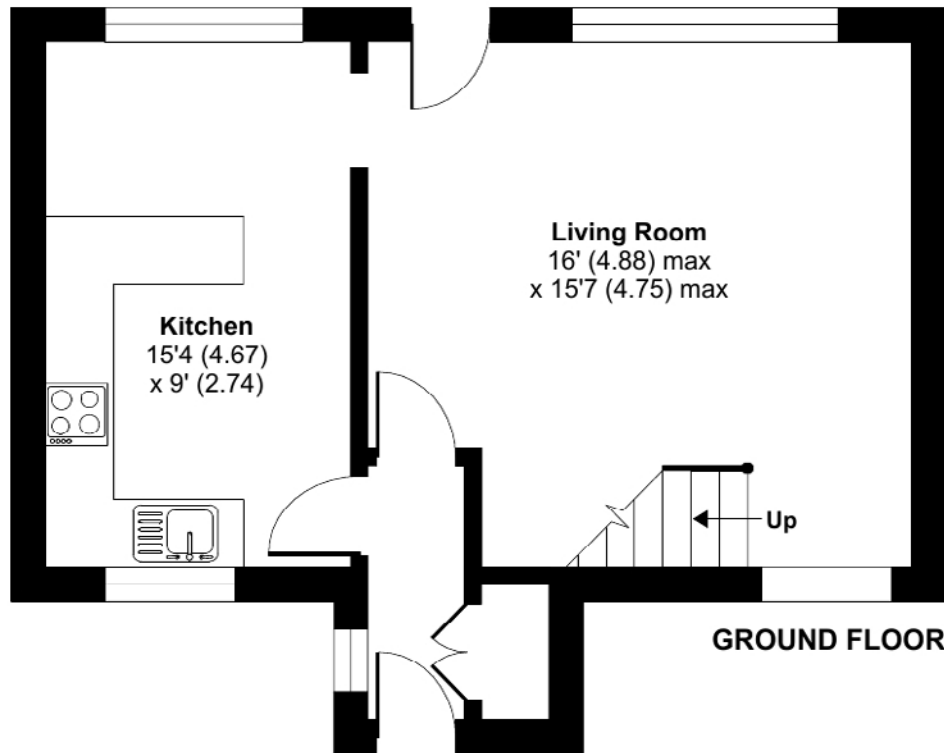




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Approximate Area = 814 sq ft / 75.6 sq m

For identification only - Not to scale













# Places of interest

A selection of photographs showing various locations in and around Frimley are shown below.



Basingstoke Canal



Basingstoke Canal



Frimley Railway Station



Frimley High Street



Frimley Lodge Park



## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU16 8XQ. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Gas Central Heating  
EPC Rating - C (72)

### Local Authority

[Surrey Heath Borough Council](#)  
[Council Tax Band - D](#)

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)