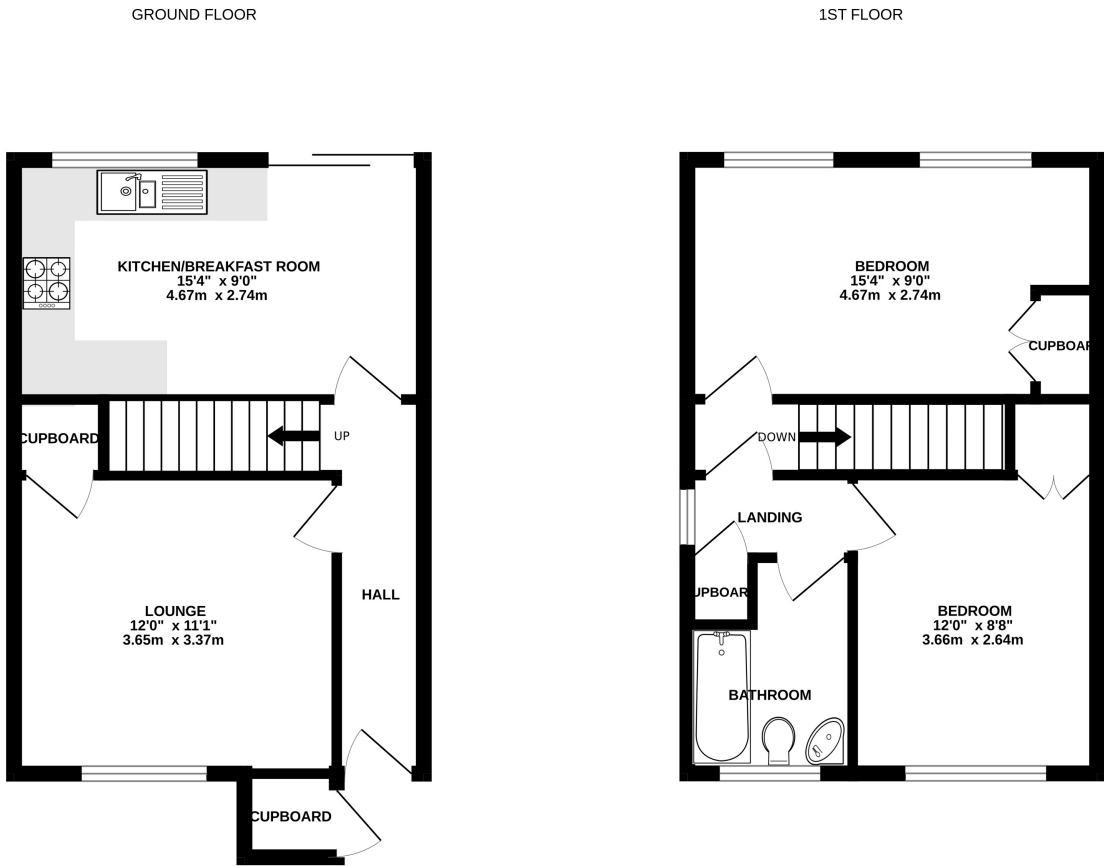


4 Addison Road Frimley, Camberley. GU16 9BJ

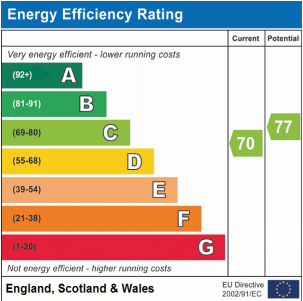


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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£325,000 Freehold



- End of terrace property
- Ideal first time or investment purchase
- Brick built summer house & porch
- Air conditioning in lounge & bedroom one
- Two double bedrooms with wardrobes
- 15ft kitchen/breakfast room
- Residents' parking
- Gas fired central heating & double glazing



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

A spacious two bedroom end of terrace property representing an ideal first time or investment purchase, situated at the end of a cul de sac. On the ground floor, to the front of the property is a lounge, and at the rear is a 15ft kitchen/breakfast room with built-in oven and hob, cupboards and drawers, a modern Worcester boiler, and there are double doors leading to the rear garden. On the first floor there are two double bedrooms, both with double wardrobes, and a bathroom with a modern white suite including a bath with a digital shower unit and screen.

Outside, at the front of the property is a small lawn with a side access leading to the rear garden with a patio and lawn, enclosed by close boarded fencing and has a sunny aspect. Within the rear garden is a brick built timber clad summer house and porch, complete with light, power, data, ventilation and nest controlled heating connectable to house boiler. Residents' parking.

The property has gas fired central heating by radiators, sealed unit double glazed windows and air conditioning units in the lounge and bedroom 1.

No onward chain | EPC Rating: C | Council Tax band C: £2,175.25 p.a. (2025/26)

Location

The property is conveniently located with good local schools being within walking distance. Access to the local recreation ground, Frimley Green village and Frimley High Street are all within easy reach, with Frimley offering a selection of local shopping facilities and eateries, a railway station and Frimley Park Hospital, with access to the M3 at Junction 4.