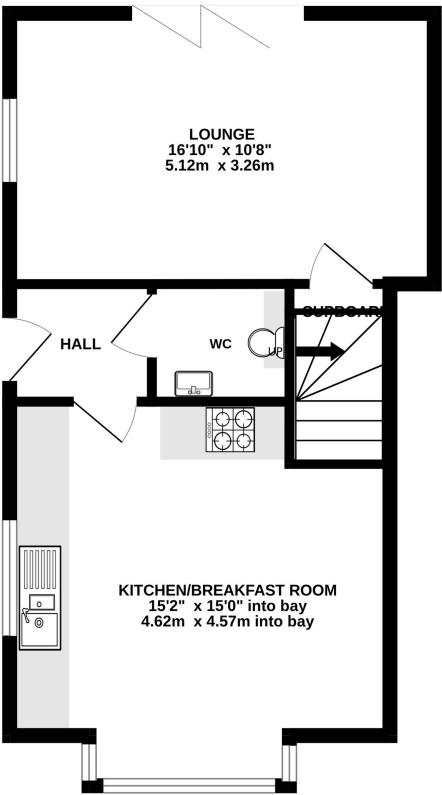


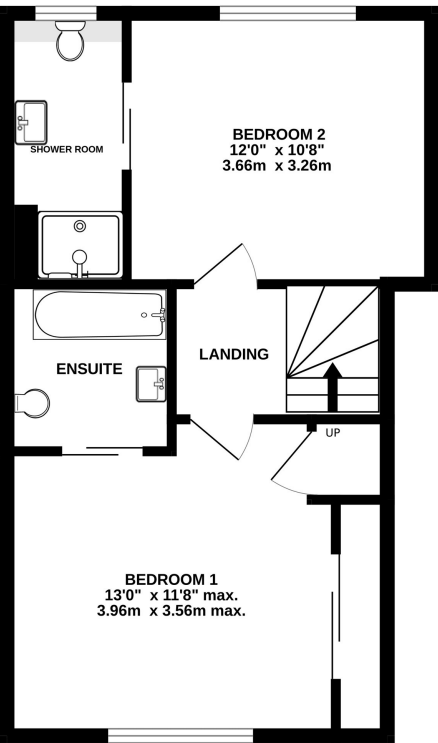
65 Guildford Road Frimley Green, Camberley. GU16 6NN



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



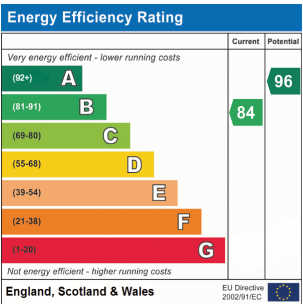
TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
 Made with Metropix ©2025



£490,000 Freehold



- Cottage -style semi detached home
 - Double aspect lounge
 - Master bedroom with fitted wardrobes
 - Two allocated parking spaces
 - Close to village centre
- Two double bedrooms
 - Two en suites
 - Spacious kitchen/breakfast room
 - Electric vehicle charging facility
 - 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

A pleasantly situated cottage-style two bedroom semi detached home in the sought after village of Frimley Green, being part of The Acorns development by Rushmon Homes, forming part of a cluster of attractive cottage style homes. On the ground floor there is a welcoming entrance hall and cloakroom. At the front of the property is a light and airy double aspect kitchen/breakfast room offering an excellent range of cupboards and drawers incorporating a four burner gas hob with oven below, built-in dishwasher, washing machine and microwave, quartz working surfaces and a fridge/freezer. At the rear of the property overlooking the garden is a double aspect lounge, understairs storage cupboard and bifolds. On the first floor there are two double bedrooms, both with en suite facilities, the master bedroom having a range of wardrobes with mirror sliding doors and an airing cupboard. The property has sealed unit double glazing, gas fired central heating by radiators and inset ceiling spot downlighters to most of the rooms.

At the front of the property is a small garden with wrought iron railings. There is a gated access leading to two allocated parking spaces at the rear of the property, with an electric vehicle charging point. Visitor parking is also available. The rear garden has an easterly aspect and a wide patio leading onto an area of lawn with a timber garden shed, all enclosed by close boarded fencing. NO ONWARD CHAIN.

EPC Rating: B | Council tax band D: £2,447.16 p.a. (2025/26) | Maintenance charge: £360 p.a.

Location

Frimley Green is a well sought-after village and the property is within walking distance of a selection of local amenities and facilities, including two public houses, bakers, newsagents, dentist, doctors and a library. There is a village green and Frimley Lodge Park is nearby with acres of playing fields and picturesque walks along the Basingstoke Canal.

Further afield, there are mainline stations at both Ash Vale and Farnborough Main, and access to the M3 motorway at junction 3 is just beyond Frimley. There are good local schools for all age groups, including Cross Farm, Frimley C of E and Tomlinscote, together with several nurseries.

PLEASE NOTE: Pursuant to the Estate Agents Order of 1991, we must mention that the owner of the property is an employee of Luff & Wilkin Estate Agents Ltd.