

Chobham Road, Camberley  
Four Bedroom Link-Detached Property



# Chobham Road, Frimley, GU16 8PF

## The Property

A well presented, detached, four bedroom extended family home situated within close proximity to Frimley and Camberley town centres and within walking distance to Frimley Park Hospital and two prestigious schools.

## Ground Floor

The ground floor comprises kitchen/breakfast room, living room, family room, reception room, study and cloakroom/shower room.

## First Floor

There are four bedrooms and a family bathroom to the first floor.

## Outside

The enclosed rear garden is southerly facing, mainly laid to lawn, is bordered with shrubs and trees, and has a patio area that leads round the right hand side of the property to the driveway where there is ample parking and a single garage.

## Addition Information

The owner of this property is a McCarthy Holden employee.

## Location

Located in a highly sought after area, this property can be found within walking distance to Tomlinscote and Ravenscote Schools, Frimley Park Hospital, Tomlin's Pond, Frimley high street, station and scenic woodland walks.

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.















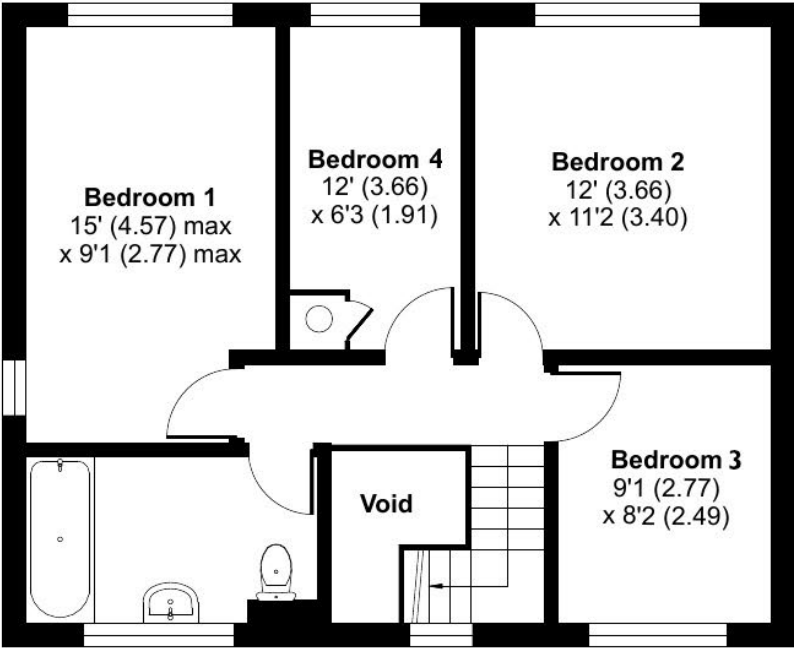
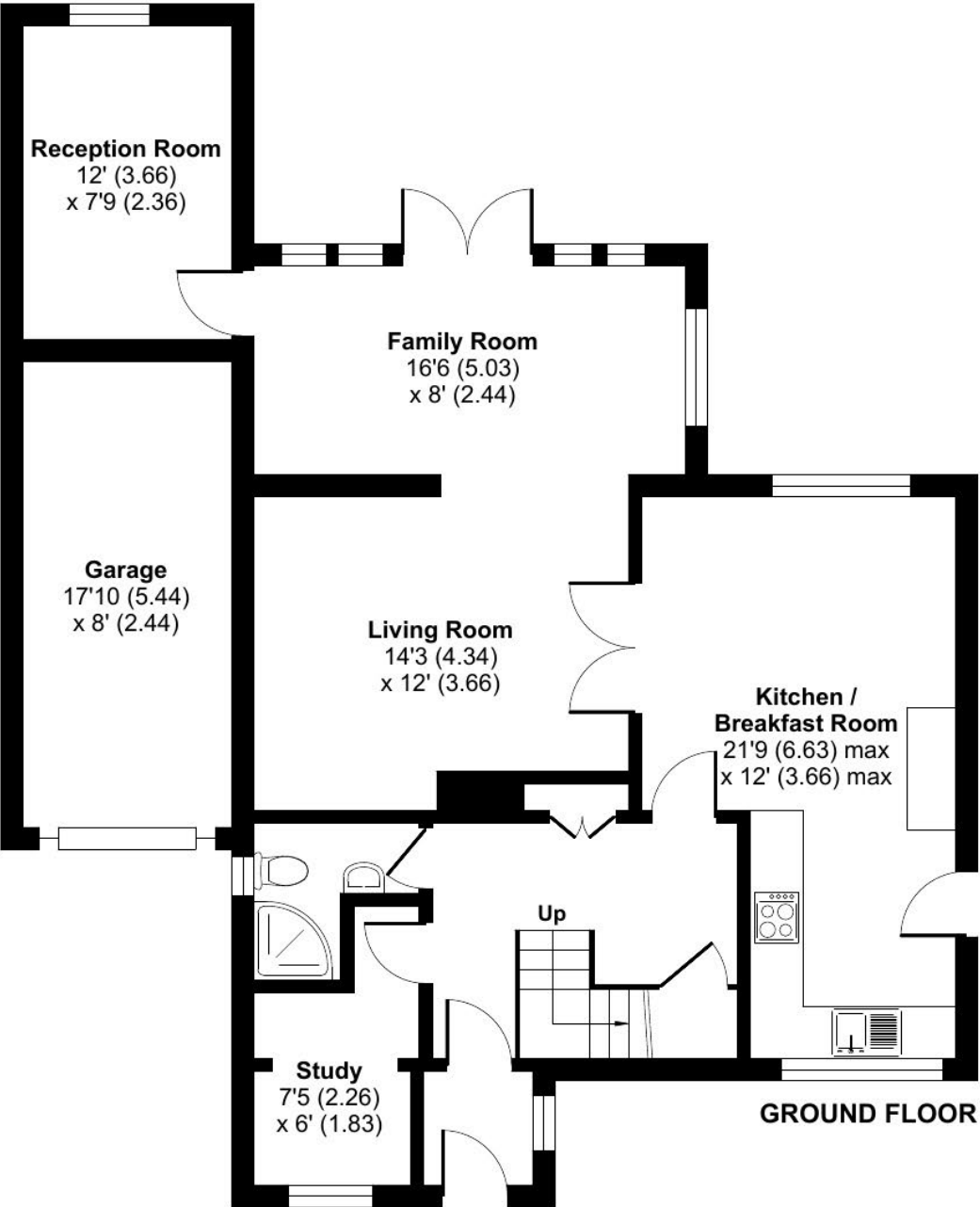




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Approximate Area = 1421 sq ft / 132 sq m  
Garage = 143 sq ft / 13.3 sq m  
Total = 1564 sq ft / 145.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1110675





## Consumer Protection Regulations

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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 8PF. 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 (74)

### Local Authority

[Surrey Heath Council](#)  
[Council Tax Band - E](#)

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