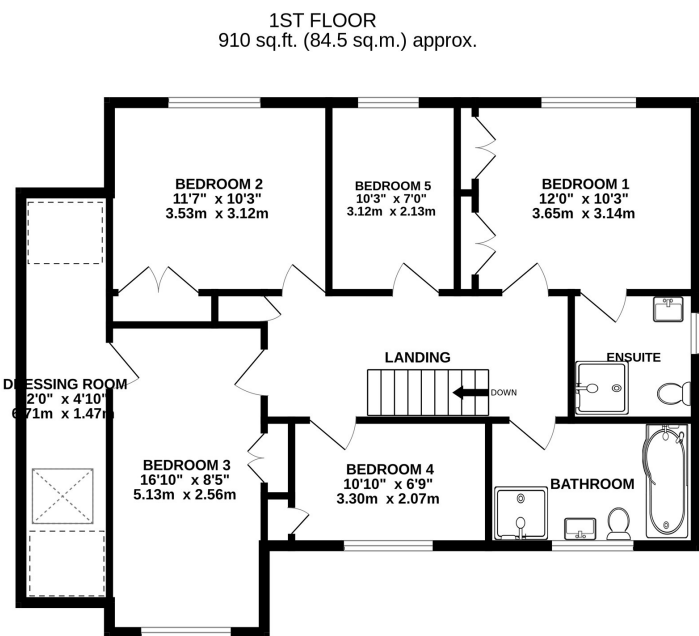
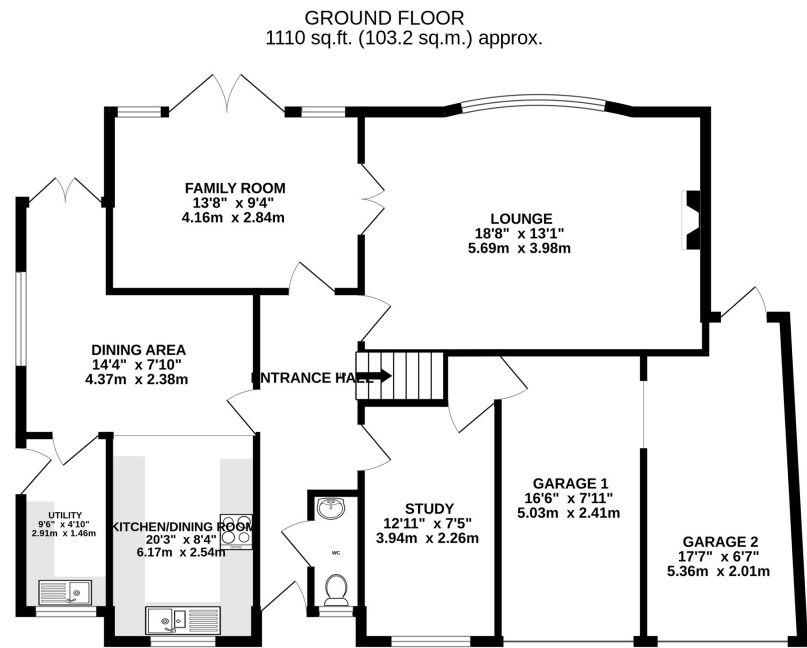
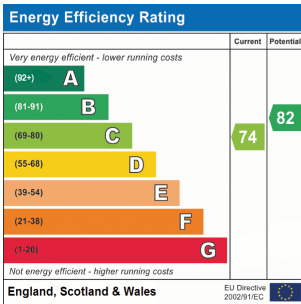


# 29 Lansdowne Road Frimley, Camberley. GU16 9UW



TOTAL FLOOR AREA : 2020 sq.ft. (187.7 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.  
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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.



£895,000 Freehold



- Five Bedrooms
  - En-Suite Shower Room
  - Family Bathroom/Shower
  - Dressing room off bedroom three
  - No Onward Chain
- Three Reception Rooms
  - Utility Room
  - 20ft Kitchen/Dining Room
  - Double Garage & Parking for several vehicles
  - Approaching 1/4 Acre Plot

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## The Property

Situated off one of Frimley's most prestigious non estate roads, this beautifully presented detached property boasts over 2,019 sq. ft. in total accommodation.

The ground floor consists of a 18"8 living room, snug/study, bespoke open plan kitchen/dining room with separate utility room, family room and downstairs cloakroom. The main bedroom boasts an en-suite shower room and there are four further bedrooms, with a dressing room off bedroom three and a family bath/shower room.

Outside, the gardens extend to approximately 1/4 acre, with ample driveway parking for multiple vehicles, a double garage to the front, and a lawn area that could be adapted to provide additional parking. Moving into the rear garden, there is a lawn and private patio/sitting area with a glass roof providing screening and shelter for all seasons. No onward chain complications.

EPC Rating: C Council Tax Band G: £3978.63 p.a. (2025/26)

## Location:

The property is located within a short distance of Frimley Green village. 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. Augustine's RC Primary School. Frimley Lodge Park is a 59 acre recreational site located between Frimley Green and Mytchett. The park includes several football and rugby fields, two children's play areas and long walks along the Basingstoke Canal.