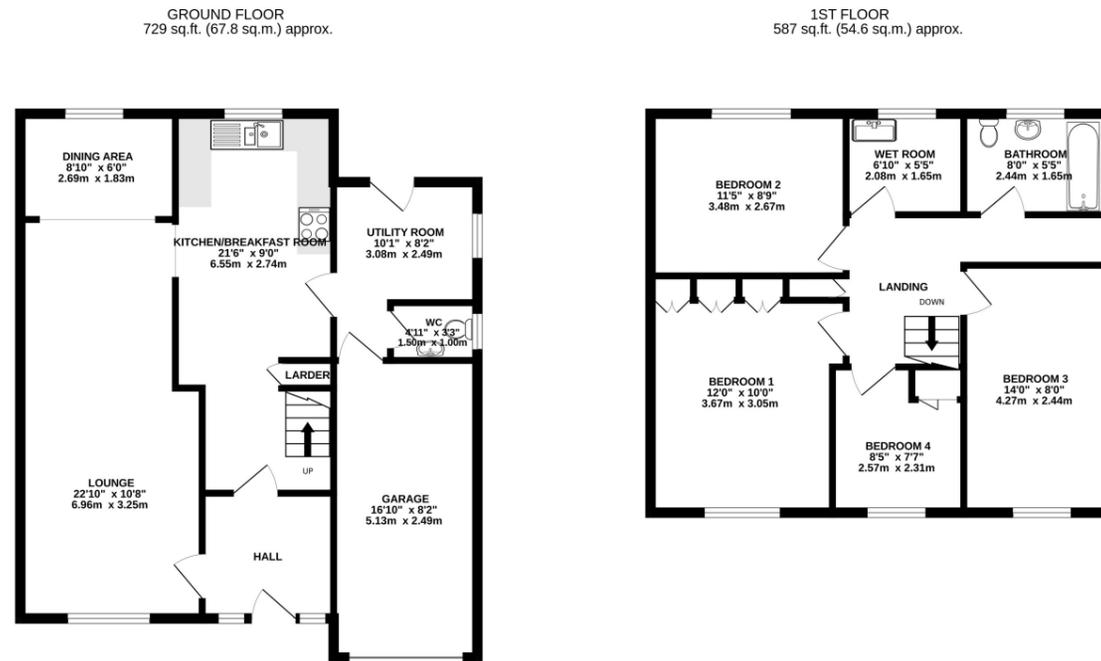


# 31 Timber Bank Frimley Green, GU16 6PL



TOTAL FLOOR AREA: 1317 sq.ft. (122.3 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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## £585,000 Freehold



- Extended semi-detached family home
- Double aspect lounge/dining room
- Integral garage & driveway parking
- Gas central heating & double glazing
- Potential to extend (STPP)

- Four bedrooms / two bathrooms
- Extra kitchen storage cupboards & larder
- Utility room
- Walking distance to village

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	81
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

An immaculately presented extended four bedroom semi-detached family home positioned on a generous sized corner plot in a quiet sought after cul-de-sac location within walking distance of Frimley Green with its array of shops, amenities and also within easy reach of Frimley Lodge Park.

The ground floor accommodation comprises entrance hall, spacious living/dining room, kitchen/breakfast room with extra storage cupboards and larder, utility room providing internal access to the garage and a downstairs WC. Upstairs there are four good sized bedrooms, three of which are doubles, a modern wet room and a further family bathroom suite. Further benefits include gas central heating, double glazing, ample driveway parking and an integral garage with power and light.

Outside to the front there are two well maintained lawned areas split by a driveway providing ample parking, leading to a side gate which provides access to the rear. The impressive and generous sized secluded rear garden wraps around to a further side garden which leads back to the front of the house. Both garden areas are mainly laid to lawn with flower and shrub borders, patio areas, and a timber built storage shed.

EPC Rating: C | Council Tax E: £3,131.33 per annum (2026/27)

## Location

Timber Bank is ideally located in Frimley Green and is within walking distance of village amenities including shops, public houses, a recreational ground, library and a doctors' surgery. There are several good local schools in the area including Tomlinscote, St Augustine's Catholic School and Ravenscote.

About 1½ miles away is Frimley centre with a Waitrose supermarket and a range of shops, restaurants and amenities, and Frimley Park Hospital is also nearby. Frimley Park Lodge is located between Frimley Green and Mytchett, a 59 acre recreational site which includes several playing fields, children's play areas, a café, and long walks along the picturesque Basingstoke canal.

Frimley railway station provides access to Guildford, Ascot and London Waterloo, and there is a mainline service to Waterloo from nearby Farnborough Main station. Throughout the area there is a good road network, with access to Junction 4 of the M3 motorway being approx. 2 miles away.