

28 Windsor Way, Frimley, Camberley.  
GU16 8YZ.



**£450,000** Freehold



A well presented three bedroom detached bungalow situated at the end of a cul de sac on the favoured Paddock Hill development, within walking distance of local shops and public transport. Shops at Frimley and Frimley Green are both within approximately half a mile away, giving access to the M3 motorway and Frimley Park Hospital.

The accommodation comprises of a lounge/dining room with access to the rear garden, kitchen with built-in appliances, bathroom and three bedrooms with two having wardrobes. The property has gas fired radiator central heating and double glazing. Outside are well kept front and rear gardens and a garage with driveway at the front. No onward chain.

EPC: D Council Tax Band E: £2,730.29 p.a. (2023/24)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## GROUND FLOOR

### Entrance Lobby

Part glazed front door, quarry tiled floor, sealed unit double glazed frosted window, built-in shelved storage cupboard, door to:

### Entrance Hall

Wood laminate flooring, built in storage cupboard with space and vent for tumble dryer and wall mounted Worcester gas fired boiler for the central heating and domestic hot water. Power point, built-in coats cupboard, telephone point, airing cupboard housing a lagged copper tank with slatted shelves.

### Lounge/Dinning Room

22' 10" x 12' 2" (6.96m x 3.71m) Two double radiators, TV aerial point, dado rail, double glazed window, door to rear garden.

### Kitchen

14' 9" x 7' 6" (4.50m x 2.29m) Single drainer, stainless steel sink unit, adjoining laminated working surfaces, range of high and low level units in a light wood colour, incorporating a Neff four burner gas hob with extractor hood over, Neff double oven, space and plumbing for washing machine, dishwasher, ceramic tiled floor, double radiator, part tiled walls, double glazed leaded light window.

### Bedroom One

11' 10" x 9' 0" (3.61m x 2.74m) Range of wall-to-wall built in wardrobes with sliding doors, radiator, double glazed window.

### Bedroom Two

11' 4" x 7' 0" (3.45m x 2.13m) Triple built-in wardrobe with sliding doors, radiator, leaded light double glazed window overlooking the rear garden.

### Bedroom Three/Study

10' 9" x 6' 0" (3.28m x 1.83m) Radiator, sealed unit double glazed leaded light window.

### Bathroom

Panelled bath with mixer tap, separate Mira shower unit with a fully tiled surround, folding shower screen, pedestal wash basin, radiator, fully tiled walls, shaver point, ceramic tiled floor, double glazed frosted window.

### Separate W/C

Low flush suite, wash hand basin, fully tiled walls, radiator, sealed unit frosted double glazed window.

## OUTSIDE

### Rear Garden

Abundantly stocked borders, crazy paved seating areas, timber garden shed, side access with gate leading to:

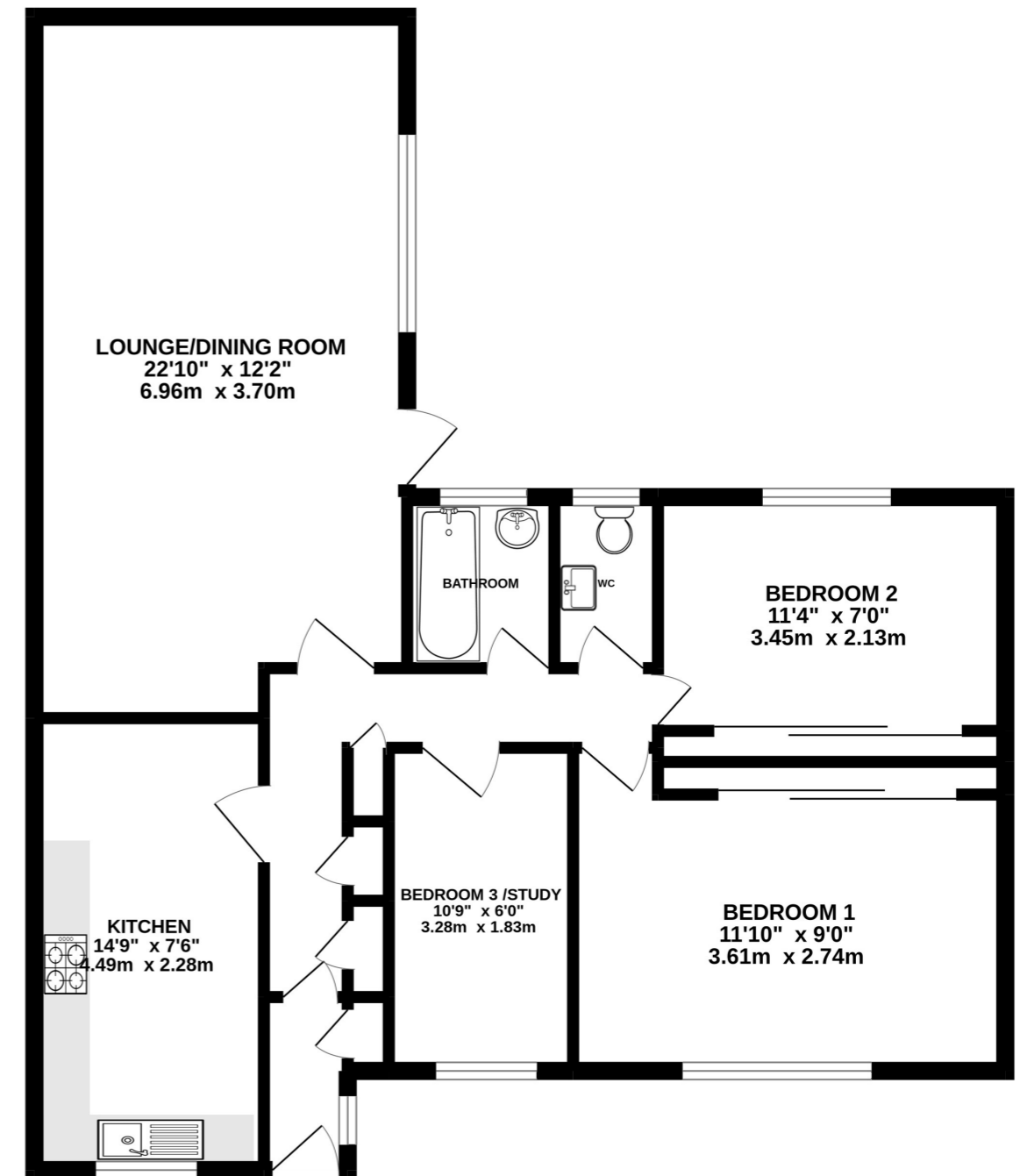
### Front Garden

Wide garden with lawn, well stocked borders, good size split level ornamental fish pond with fountains, pump and filter, outside water tap.

### Garage

Up and over door light and power.

GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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.  
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