



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 sq.m.) approx.

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## 6 Kingsmead

Frimley Green, Camberley, Surrey GU16 6LU

£625,000 Freehold

Offered for sale with no onward chain is this very well presented extended five/six bedroom semi detached family home situated on the popular Hatches development in Frimley Green Village within walking distance to local schools, shops and Frimley Lodge Park. Accommodation comprises entrance hall, cloakroom, family room/ bedroom six, living room, dining room, conservatory, kitchen/breakfast room, utility room, five bedrooms and family bathroom. Features to note include block paved driveway parking for four vehicles and 60ft private rear garden, EER 'C'

## GROUND FLOOR

### ENTRANCE HALL

Front aspect upvc multi-point locking door with opaque double glazed insert, cupboard for coats and shoes, radiator, stairway to first floor with cloakroom and storage cupboard below. Doors to family room/bedroom six, living room and kitchen/breakfast room, wood flooring, smooth finish ceiling with coving.

### CLOAKROOM

Two piece suite comprising low level wc, wall mounted wash hand basin with mixer tap, wall light point, tiled floor, smooth finish ceiling.

### FAMILY ROOM/ BEDROOM SIX

19' 3" x 6' 6" (5.87m x 1.98m)max. Front aspect upvc double glazed window, radiator, cupboard housing gas and electric meters, smooth finish ceiling with coving.

### LIVING ROOM

19' 7" x 11' 10" (5.97m x 3.61m)max. Front aspect upvc double glazed bow window, radiator, feature marble fire surround and hearth with inset electric fire, Sky feed, smooth finish ceiling with coving.

### DINING ROOM

11' 3" x 10' 0" (3.43m x 3.05m) Rear aspect upvc double glazed twin opening doors into conservatory, radiator, archway to living room, smooth finish ceiling with coving.

### CONSERVATORY

15' 5" x 11' 0" (4.70m x 3.35m) Rear aspect upvc double glazed windows and twin opening doors to garden, vaulted double glazed roof, wall mounted air conditioning unit, radiator, wall light points, luxury vinyl tiled flooring.

### KITCHEN/BREAKFAST ROOM

14' 2" x 11' 11" (4.32m x 3.63m)max. Matching range of eye and base level units incorporating work surfaces with inset one and a quarter bowl sink unit with mixer tap. Range style five ring gas cooker with double oven below, extractor hood, integrated microwave and dishwasher, pull out larder, space suitable for fridge/freezer, breakfast bar, doors to dining room and utility room, part tiled walls, vinyl flooring, 'Velux' double glazed window, smooth finish ceiling with inset lighting.

### UTILITY ROOM

9' 7" x 7' 9" (2.92m x 2.36m) Rear aspect upvc double glazed window and door giving access to terrace, range of base level units incorporating roll edged work surface, plumbing and space for washing machine, space for tumble dryer and further appliances, wall mounted combination boiler, radiator, vinyl flooring, smooth finish ceiling with inset lighting.

## FIRST FLOOR

### LANDING

Side aspect upvc double glazed window, doors to bedroom's three four five and bathroom, stairs to second floor, built in storage cupboard with shelving, smooth finish ceiling with coving.

### BEDROOM THREE

15' 0" x 11' 11" (4.57m x 3.63m)max. Front aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

### BEDROOM FOUR

11' 11" x 10' 10" (3.63m x 3.30m)max. Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

### BEDROOM FIVE

9' 6" x 7' 6" (2.90m x 2.29m)max. Front aspect upvc double glazed window, radiator, laminate flooring, smooth finish ceiling with coving.

### FAMILY BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, wall mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, half tiled walls, chrome heated towel rail, tiled floor, smooth finish ceiling.

## SECOND FLOOR

### LANDING

Doors to bedrooms one and two, smooth finish ceiling with inset lighting.

### BEDROOM ONE

16' 4" x 10' 6" (4.98m x 3.20m)max. Rear aspect upvc double glazed windows, radiator, wardrobe, smooth finish ceiling with coving.

### BEDROOM TWO

17' 7" x 9' 9" (5.36m x 2.97m)max Front aspect double glazed 'Velux' windows, radiator, panels giving access to eave storage space, smooth finish ceiling with inset lighting.

Note: restricted head height in this room.

### REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs leading to a laid to lawn garden which measures approx. 60ft, out side light and power points, water tap, fully enclosed via wood panel fencing with mature trees to rear.

### AGENTS NOTE

Pursuant with Section 21 of the Estate Agents Act (1979) we hereby disclose that the owner of this property is a blood relative of a Director of Billingham Martin Ltd.

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