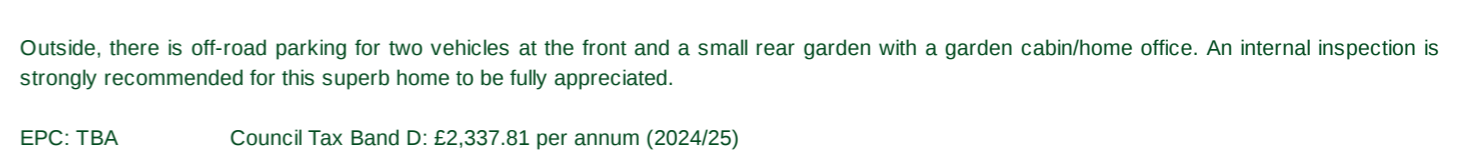
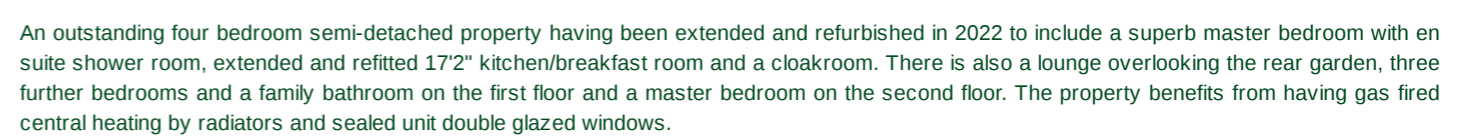


170 Henley Drive, FRIMLEY GREEN,  
Surrey. GU16 6JU.



Guide Price **£525,000** Freehold



An outstanding four bedroom semi-detached property having been extended and refurbished in 2022 to include a superb master bedroom with en suite shower room, extended and refitted 17'2" kitchen/breakfast room and a cloakroom. There is also a lounge overlooking the rear garden, three further bedrooms and a family bathroom on the first floor and a master bedroom on the second floor. The property benefits from having gas fired central heating by radiators and sealed unit double glazed windows.

Outside, there is off-road parking for two vehicles at the front and a small rear garden with a garden cabin/home office. An internal inspection is strongly recommended for this superb home to be fully appreciated.

EPC: TBA Council Tax Band D: £2,337.81 per annum (2024/25)



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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.

## GROUND FLOOR

### Entrance Hall

Coat hanging space and shoe box. Door to:

### Cloakroom

White suite comprising of a low flush WC, corner wash basin, under stairs storage cupboard, cupboard housing a Vaillant gas fired boiler for the central heating and domestic hot water, extractor fan, part tiled walls, ceramic tiled floor.

### Comprehensively fitted & extended Kitchen/Breakfast Room

17' 2" x 15' 5" (5.23m x 4.70m) max. Granite working surfaces incorporating a sink and drainer to one side, peninsula breakfast bar with appliance space below, built-in dishwasher, plumbing for washing machine, five burner Zanussi gas hob with extractor hood over, double built-in Bosch oven. Excellent range of high and low level cupboards and drawers in a gloss cream colour, sealed unit double glazed windows to the front and two skylight windows, two vertical radiators, inset ceiling spot downlighters.

### Lounge

15' 6" x 13' 0" (4.72m x 3.96m) Wood-effect laminate flooring, two vertical radiators, sealed unit double glazed window to the rear and sealed unit double glazed casement door to the garden.

## FIRST FLOOR

### Galleried Landing

Sealed unit double glazed window to the side, radiator, deep airing cupboard with slatted shelves.

### Bedroom 2

10' 9" x 8' 1" (3.28m x 2.46m) Sealed unit double glazed windows to the front, over-stairs storage cupboard.

### Bedroom 3

9' 2" x 8' 10" (2.79m x 2.69m) Radiator, sealed unit double glazed window to the rear.

### Bedroom 4

9' 2" x 7' 2" (2.79m x 2.18m) Radiator, sealed unit double glazed window to the rear.

### Family Bathroom

White suite comprising of a panelled bath, separate shower unit with glazed screen, wash basin with drawers below, low flush WC with concealed cistern. Ladder-style heated towel rail, ceramic tiled floor, inset ceiling spot downlighters, sealed unit double glazed frosted window to the front, decorative wall tiling.

## SECOND FLOOR

### Master Bedroom Suite

20' 1" x 15' 5" (6.12m x 4.70m) max. Two vertical radiators, sealed unit double glazed doors with wrought iron Juliet balcony, skylight window, eaves storage cupboards, inset ceiling spot downlighters.

EN SUITE SHOWER ROOM: White suite comprising of a fully tiled shower cubicle with regulated shower unit with rain shower and glazed screen door, low flush WC, wash basin. Part tiled walls including decorative pebbled wall, ladder-style heated towel rail, skylight window, extractor fan.

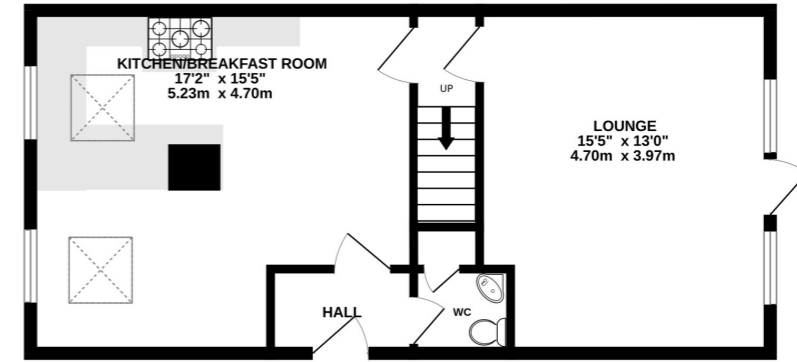
## OUTSIDE

FRONT GARDEN: Brick paviour drive providing off road parking for two vehicles, side access with gate and light point leading to:

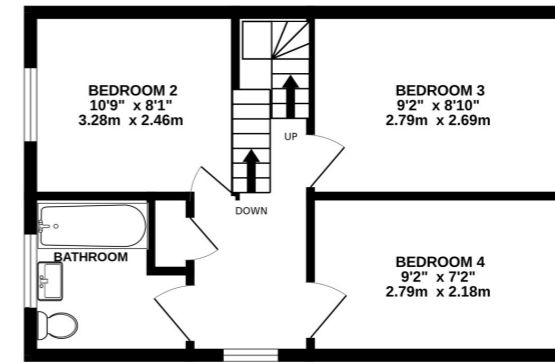
REAR GARDEN: Immediately behind the property is a full width paved patio with pergola leading on to an area of Astro turf beyond which is a timber garden shed and garden cabin with light and power, ideal for use as a home office. The whole is enclosed by close-boarded fencing and has a delightful south-westerly aspect.

CABIN/HOME OFFICE (5'3" x 9'3") Double opening entrance doors, windows on two sides, light and power.

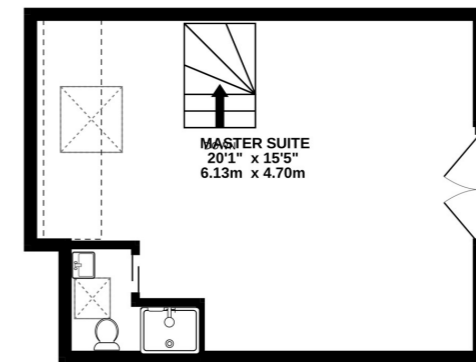
GROUND FLOOR  
505 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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