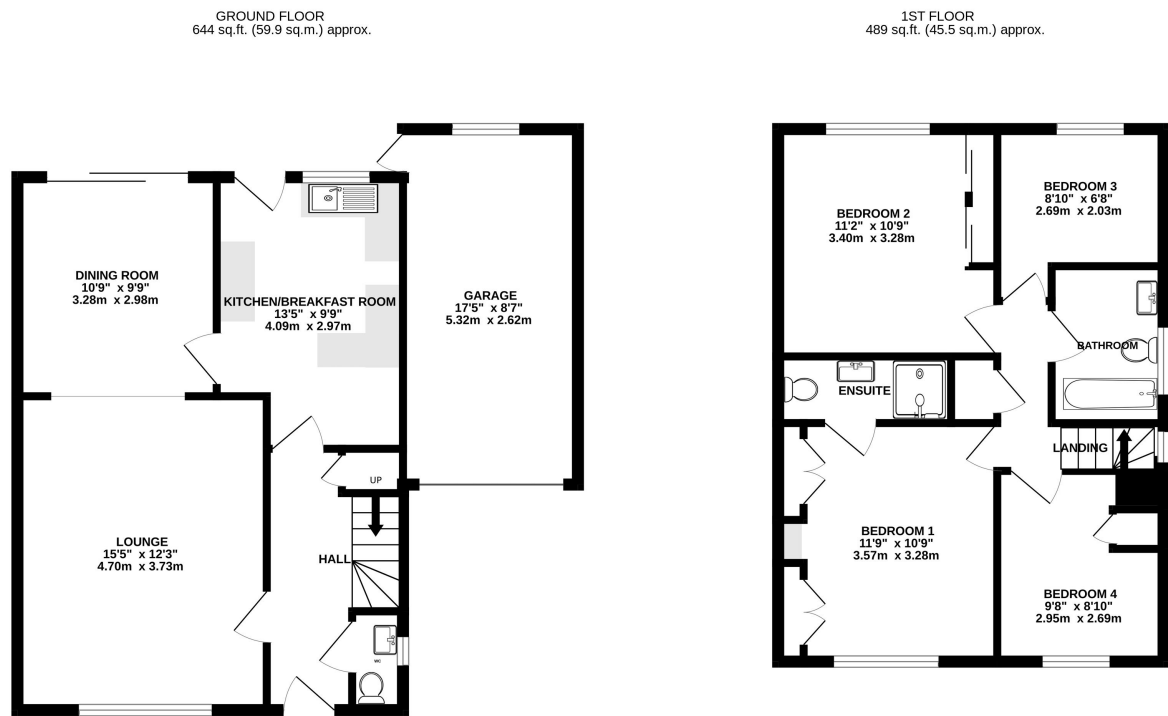


53 Henley Drive
Frimley Green, GU16 6NF



TOTAL FLOOR AREA : 1134 sq.ft. (105.3 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.

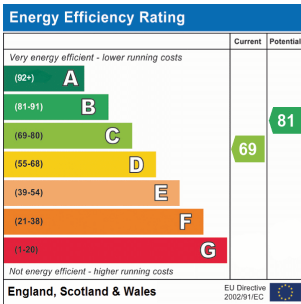
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£550,000 Freehold



- Four Bedroom Detached House
- Garage with light & power
- Favoured Moor Farm development
- Front Garden & Driveway
- Family Bathroom & En-suite Shower
- Rear garden approx. 39 ft long
- No onward chain
- Built by Charles Church
- 13'5 Kitchen/Breakfast Room
- Requires some updating



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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1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

A four bedroom detached Charles Church built house situated on the favoured Moor Farm development with light and airy accommodation, comprising of lounge with archway to dining room, 13'5" kitchen/breakfast room (dated) and sliding doors leading onto the well kept rear garden. Off the entrance hall there is a cloakroom with a white suite and a useful understairs storage cupboard. On the first floor there are four bedrooms, bedroom one with fitted wardrobes and an en suite shower room with a coloured suite (dated), bedroom two is a double bedroom with some free-standing wardrobes, bedroom four has a bulkhead storage cupboard and bedroom three has a rear aspect overlooking the garden and there is a family bathroom with a coloured suite (dated).

Outside are front and rear gardens, the rear garden extending to approximately 39' long, mainly laid to lawn with well stocked flower and shrub borders, all enclosed by close boarded fencing. Furthermore, there is a front garden with driveway to garage that has light and power, gas fired central heating by radiators and sealed unit double glazed windows. There is no onward chain and the property requires some updating.

EPC Rating: C Council Tax band E: £2,990.97 p.a. (2025/26)

Location

This Charles Church built four bedroom detached house is situated on the favoured Moor Farm development within the village of Frimley Green, convenient for excellent local schools, local village shops and pubs, Frimley Green recreation ground and Frimley Lodge park with scenic walks along the Basingstoke Canal.

Access to Junction 4 of the M3 motorway can be found at nearby Frimley with railway stations at Farnborough, Farnborough North and Ash Vale with links to Gatwick and Heathrow airports, Guildford and Reading. Shopping at Frimley High Street and Frimley Park Hospital are approximately one mile distant.