7 Woburn Close Frimley, GU16 8NU



£625,000 Freehold

- Four bedroom detached family home
- Gas central heating & double glazing
- Modern white bathroom
- Garage & car port



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR Registered No. 8078018 England and Wales

GROUND FLOOR 724 sq.ft. (67.2 sq.m.) approx.



BEDROOM 1 16'11' x 9'4' 5.16m x 2.84m BEDROOM 4 8'6' x 7'4' 2.59m x 2.24m BEDROOM 4 8'6' x 7'4' 3.66m x 3.23m

1ST FLOOR 589 sq.ft. (54.8 sq.m.) approx.

TOTAL FLOOR AREA: 1313 sq.ft. (122.0 sq.m.) approx. list every attempt has been made to ensure the accuracy of the foorplan contained here, measurement doors, windows, rooms and any other times are approximate and no responsibility is taken for any error, mission or mis-statement. This plan is for illustrative purposes only and should be used as such by any spective purchaser. The services, systems and applances shown have not been tested and no guarante as to their operability or efficiency can be given.



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- Four double bedrooms
- Front aspect lounge with bow window
- Southerly aspect rear garden
- Tomlinscote catchment area

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The Property

This family size four bedroom detached home is tucked away at the end of a close of similar properties and is accessed via a block paved drive with a garden. The property has gas fired central heating by radiators and sealed unit double glazed windows.

On the ground floor there is a welcoming entrance hall with doors to all rooms, including a front aspect lounge with a bow window. The kitchen overlooks the rear garden with a door to a car port, the dining room has a door to the rear garden and there is a cloakroom with white suite.

On the first floor the landing gives access to bedroom 1 which is double aspect with fitted wardrobes. Bedroom 2 is also a double with built-in wardrobe, and bedrooms 3 & 4 are also doubles, bedroom 4 having a storage cupboard. The modern bathroom suite is in white.

Outside there are front and rear gardens, the rear having a southerly aspect with abundantly stocked beds and borders. There is a garage and car port providing off road parking.





Location

The property is situated in a sought after location within the Tomlinscote area. There is access to Frimley Fuel Allotments, providing lovely woodland walks towards Pine Ridge Golf Club.

The property is also close to reputable schools including Tomlinscote, St Augustine's Catholic School and Ravenscote. Local shops, access to Junction 4 of the M3 motorway and Frimley Park Hospital are all within approximately one mile.