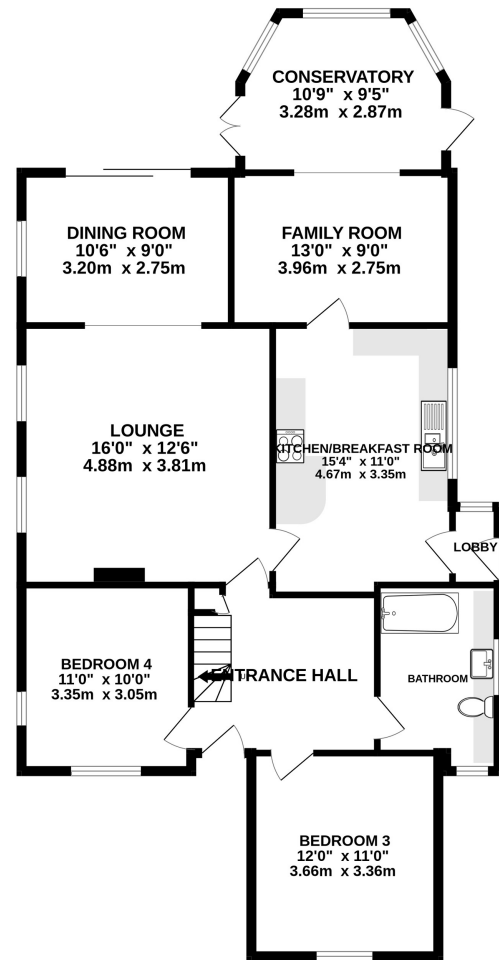


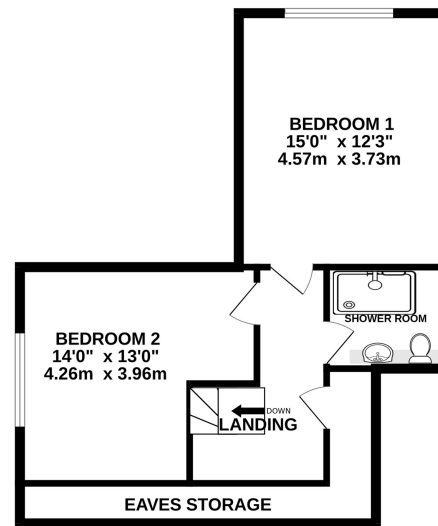
# 83 Wharf Road Camberley, Frimley Green. GU16 6PR



GROUND FLOOR  
1159 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1683 sq.ft. (156.4 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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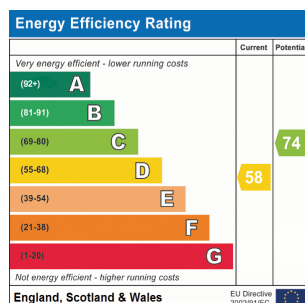


## £699,950 Freehold



- Extended detached chalet bungalow
- Family room & conservatory
- Four double bedrooms
- Garage & car port
- Gas central heating & double glazing

- Double aspect lounge/dining room
- 15'4" x 11'0" kitchen/breakfast room
- Two modern white bath/shower rooms
- Close to Frimley Green Village
- No onward chain



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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## The Property

An attractive individual four bedroom extended detached chalet bungalow with no onward chain. On the ground floor there is a double aspect lounge/dining room with an attractive Victorian style cast iron fireplace with a living flame gas fire and sliding doors leading to the rear garden, a 15'4 x 11' kitchen/breakfast room with built in double oven and ceramic hob, washing machine and dishwasher, built in fridge and granite working surfaces. Beyond this is a family room and conservatory with access to the rear garden and there is a lobby also off the kitchen, leading to the garden. There are two double bedrooms and a double aspect refitted bathroom in white with a ceramic tiled floor. On the first floor there are two further double bedrooms and a modern fitted shower room in white with a ceramic tiled floor and there is access off the landing into eaves storage space. The property has gas fired central heating by radiators, under floor heating in the hall, kitchen and ground floor bathroom, sealed unit double glazing and wood-effect laminate flooring in the entrance hall, reception areas and kitchen. Outside, the property has a good size shingle drive leading to a garage and car port with an enclosed front garden and a gated side access leading to the rear garden which is enclosed to all boundaries and well stocked. External storage/utility with light and power.

EPC: D Council Tax band F: £3,376.84 per annum (2024/25)

## Location

The property is delightfully situated in a non-estate location, convenient for Frimley Green village with a selection of shops, schools, dentists, library and doctors' surgery, and pleasant walks along the picturesque Basingstoke Canal at Frimley Lodge Park. Camberley and Farnborough town centres are nearby with their comprehensive range of shops, eateries and sporting facilities and there is good rail access to London Waterloo from Farnborough Station and Gatwick airport via Farnborough North. The property is also conveniently located for easy road access to London via the A30 and within close proximity of junctions 3 & 4 of the M3 motorway. Farnborough Station 1.5 miles, Farnborough North Station 1 mile, Frimley Station 1.1. mile (distances approximate).