

31 Bedford Avenue, Frimley Green,
Camberley, Surrey. GU16 6HP.



£475,000 Freehold



A well maintained three bedroom link detached chalet bungalow situated in the popular village of Frimley Green, being within close proximity of the village centre with its selection of shops and public houses with schools nearby. A little further afield is Frimley Lodge Park with scenic walks along the Basingstoke Canal, access to the M3 motorway at Frimley, and mainline railway stations at Farnborough and Ash Vale. The accommodation on the ground floor consists of a double aspect lounge, separate dining room and a conservatory, kitchen, shower room and bedroom with fitted wardrobes. On the first floor there are two further bedrooms. The property benefits from having sealed unit double glazed windows almost throughout, gas fired central heating by radiators and outside is an established south-westerly facing rear garden extending to about 90 ft long, and a small front garden and garage. No onward chain.

EPC: D Council Tax band E: £2,857.32

The Property Ombudsman
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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GROUND FLOOR

Entrance Hall

Airing cupboard housing a lagged copper tank with shelf over, also housing a Glow Worm gas fired boiler for the central heating and domestic hot water, radiator, open tread staircase to first floor.

Lounge

15' 5" x 11' 5" (4.70m x 3.48m) Double aspect, feature brickette fireplace, radiator, sealed unit double glazed windows to the front and side, glazed doors leading to:

Dining Room

9' 1" x 7' 9" (2.77m x 2.36m) Radiator, range of high and low level cupboards and drawers in a light oak colour, worktop, glazed doors to:

Conservatory

13' 6" x 9' 10" (4.11m x 3.00m) Radiator, glazed door leading to a lean-to utility, door to the garage, glazed door to the garden.

Kitchen

9' 1" x 8' 6" (2.77m x 2.59m) Single drainer enamel sink unit, adjoining laminated working surfaces, range of high and low level cupboards and drawers, tiled splashbacks, space and plumbing for washing machine, glazed door to the conservatory and dining room.

Bedroom 3

8' 11" x 9' 1" (2.72m x 2.77m) Excellent range of fitted bedroom furniture including wardrobes, shelved cupboards, four drawer chest, cupboards either side of the bed head area, radiator, sealed unit double glazed window to the front.

Shower Room

A modern white suite comprising of a fully tiled shower cubicle with regulated shower unit and glazed sliding screen doors, wash hand basin with cupboards below, low flush WC. Fully tiled walls, ladder-style heated towel rail, sealed unit double glazed frosted window to the rear.

FIRST FLOOR

Landing

Access to loft.

Bedroom 1

12' 3" x 10' 0" (3.73m x 3.05m) Range of eaves storage cupboards, double built-in wardrobe, hanging and shelving space, sealed unit double glazed window overlooking the rear garden and a lightly wooded area beyond.

Bedroom 2

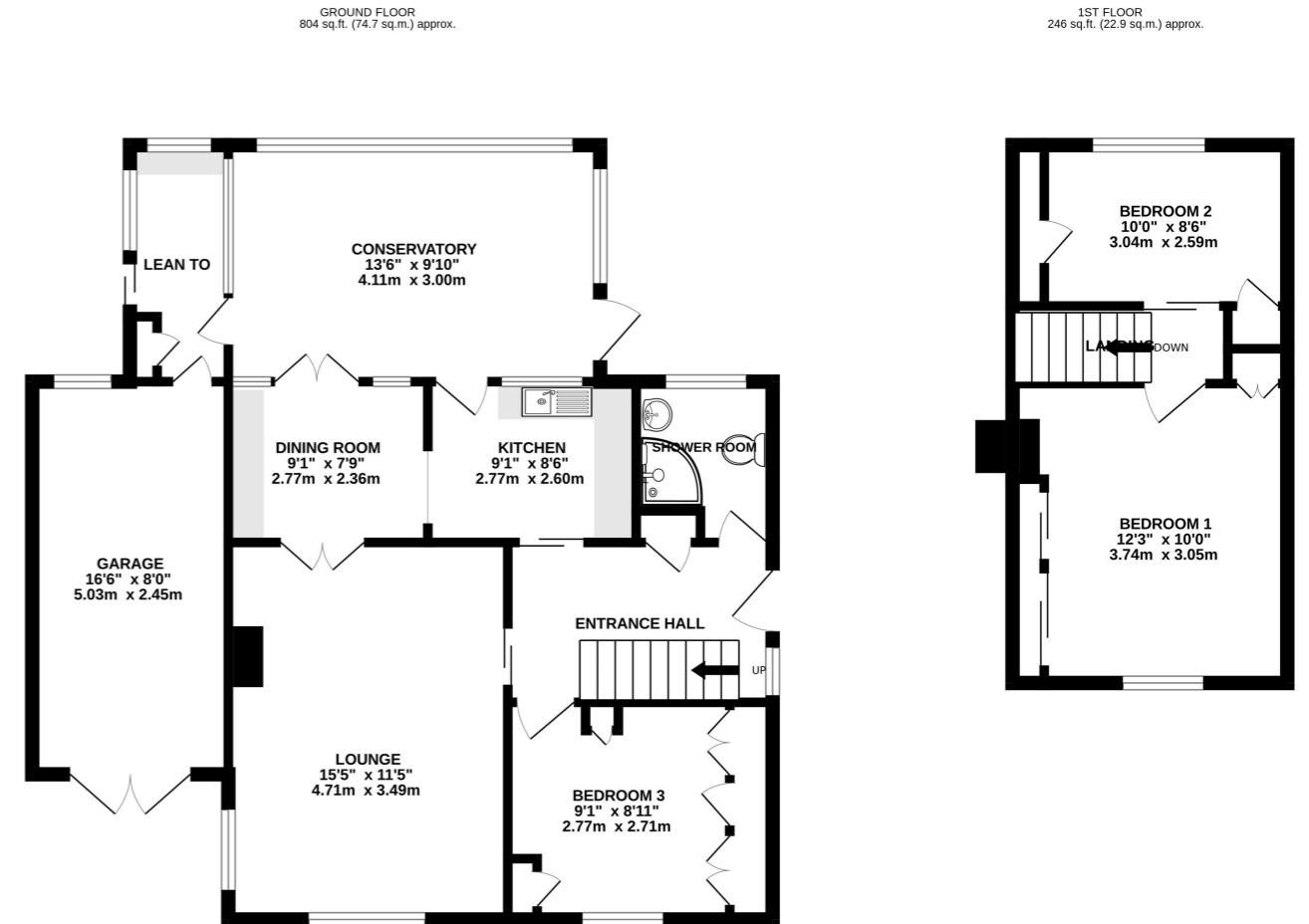
10' 0" x 8' 6" (3.05m x 2.59m) Built-in wardrobe, access to eaves storage, sealed unit double glazed window to the front.

OUTSIDE

FRONT GARDEN: Laid to lawn with various shrubs, drive to one side giving access to:

GARAGE: With twin opening doors and rear personal door, off road parking on the drive.

REAR GARDEN: Approximately 90 ft long with a delightful south-westerly aspect. Immediately behind the property is a wide paved patio with a timber garden shed to one side. Beyond this is an area of lawn with archway to the rear with a greenhouse, all abundantly stocked with a wide variety of specimen flowers and shrubs, with a light wooded aspect to the rear. Side access to the front.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 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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