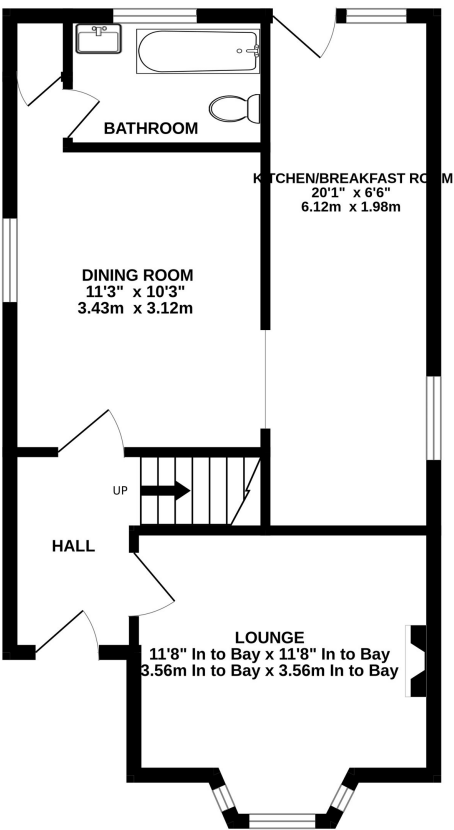


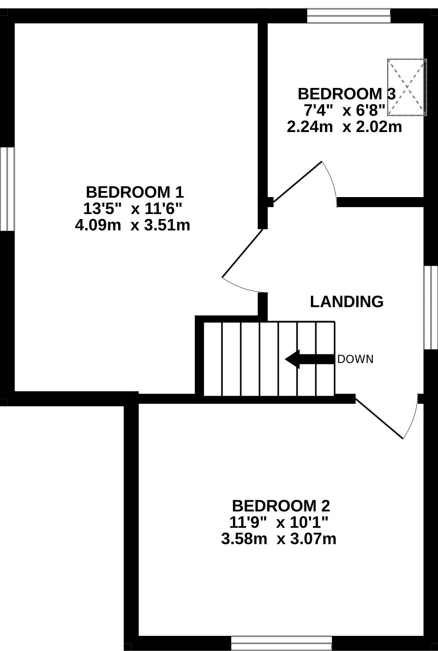
18 Guildford Road
Frimley Green, Camberley. GU16 6NP



GROUND FLOOR



1ST FLOOR

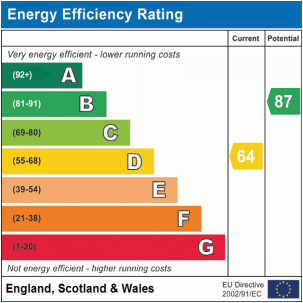


TOTAL FLOOR AREA: 958sq.ft (89.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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.
Made with Metropix ©2025



Guide Price £450,000 Freehold 1 2 3

- Recently Renovated Three Bedroom Detached House
- Gas Central Heating by Radiators
- 20ft Fitted Kitchen/Breakfast Room
- No Onward Chain
- Two Double Bedrooms & One Single
- Non Estate Location
- Sealed unit Double Glazing
- Walking distance of Village Centre and Basingstoke Canal Towpath
- Two Separate Reception Rooms
- Downstairs Bathroom



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.



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

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899
1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

A charming three bedroom detached house situated in this non-estate location, having been renovated and modernised to include a 20ft kitchen/breakfast room with built in hob, oven, extractor hood and fridge freezer and fitted with a comprehensive range of high and low level units in a light grey colour, including a pull out larder and built in dishwasher. There are two separate reception rooms including a lounge at the front of the property with an ornamental fireplace, separate dining room with access to the kitchen and bathroom and has a side and rear aspect. An entrance hall gives access to the first floor which has three bedrooms, two with rear and side Aspects and one with a front Aspect. Two of the bedrooms are double and the third single. The property has sealed unit double glazed windows, gas fired central heating with radiators via a Glow Worm boiler situated in the kitchen. The bathroom is fully tiled with a white suite and has engineered wood strip flooring in the entrance hall and dining room. The lounge and bedrooms have newly fitted carpet. Outside there is a small front garden with a gated side access leading to the rear garden, which is fenced with an area of grass. No Onward Chain. An early inspection is recommended by the vendor's sole agents.

EPC: D Council Tax Band D (£2,337.81 p.a. 2024/2025)

Location:

This well presented detached house is situated in the well respected village of Frimley Green in a non estate location within walking distance of the village amenities including a selection of shops and schools, the village green and access to the Basingstoke canal footpath with Frimley Lodge Park beyond with several acres of recreational grounds. Access to a mainline station at nearby Ash Vale and Farnborough main with direct trains to Waterloo. The towns of Frimley, Farnborough and Camberley are all easily accessible and access to Junction 4 of the motorway can be found at nearby Frimley.