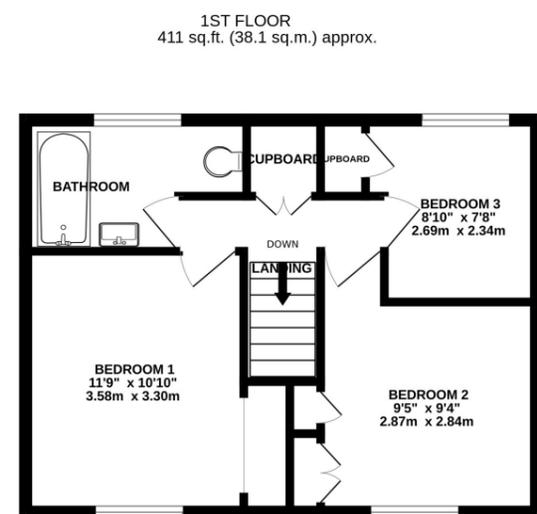
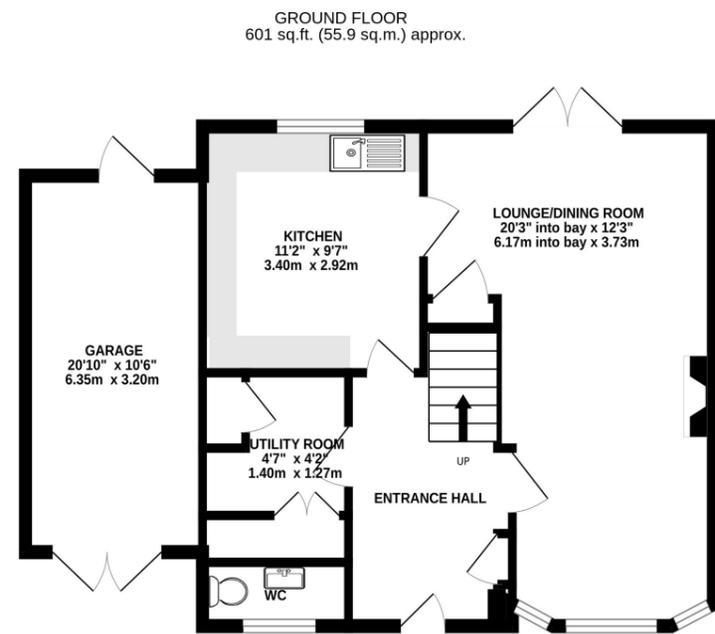


57 Ansell Road Frimley, Camberley. GU16 8BS



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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.
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£500,000 Freehold



- Refurbished & Extended
- Finished to a High Specification
- Re-Fitted Bathroom
- Attached Garage
- Gated Parking for Three Vehicles
- Three Bedrooms
- Re-Fitted Howdens Kitchen & Utility
- 20ft Living/Dining Room
- Patio and Bar area
- Re-Fitted Cloakroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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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Registered No. 8078018 England and Wales



The Property

Welcome to this beautifully extended and meticulously upgraded three bedroom semi-detached home, where modern luxury meets comfort. This property has undergone extensive and thoughtful renovations, including being re-plumbed and a refitted integrated kitchen with dishwasher, fridge freezer, central breakfast isle and Quooker boiling tap. Step inside to discover an inviting open-plan Lounge and dining area, perfect for entertaining with Upvc French doors to patio area and rear garden. Additionally the ground floor features a utility room, refitted white cloakroom suite and newly fitted White Oak porch. The home boasts three spacious bedrooms, each designed with comfort and style in mind and a white family bathroom suite. Outside, the property boasts an autumn blend Indian sandstone patio area leading to a timber built and enclosed bar area with power and light. The rear garden extends to approximately 100ft and the front of the property offering a softwood pine gated driveway parking for up to four vehicles, providing convenience for residents and guests alike.

EPC: D Council Tax Band D: 2,337.81 per annum (2024/25)

Location:

Frimley is situated two miles south of Camberley and within one mile of junction 4 of the M3 motorway. Frimley railway station provides access to Guildford, Ascot and London Waterloo, and a mainline service to Waterloo is available at nearby Farnborough station. Frimley High Street includes a Waitrose supermarket and a range of small retailers, restaurants, and a post office. Frimley Park Hospital is also situated in the town, together with a number of major employers. There are a number of respected schools in Frimley including The Grove Primary School, Ravenscote Junior School, Tomlinscote School and St. Augustin's RC Primary School. Frimley Lodge Park is a fifty-nine acre recreational site located between Frimley Green and Mytchett. The park includes several football and rugby fields, and two children's play areas.