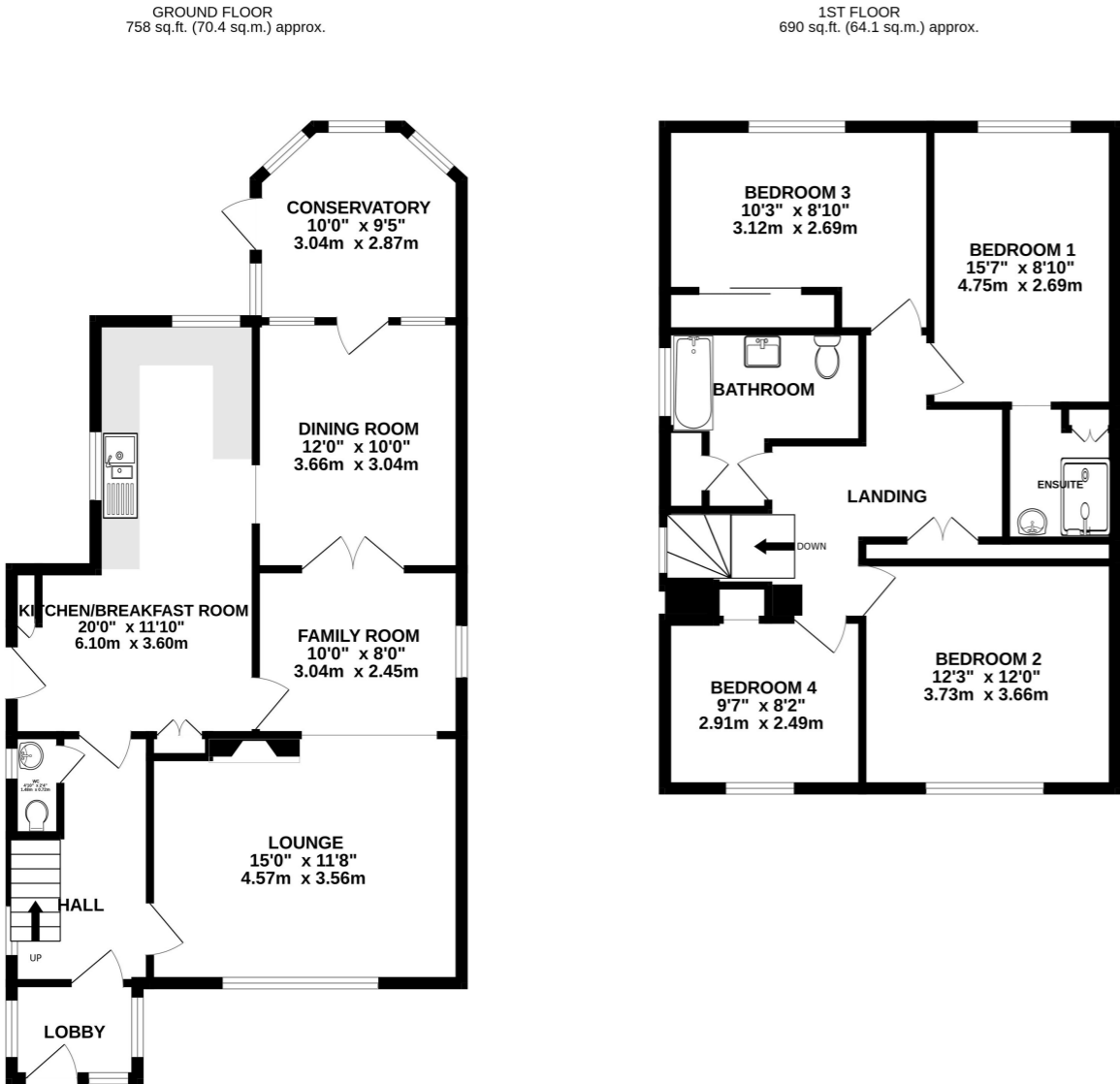


19 Cross Lane Frimley Green, GU16 6LP

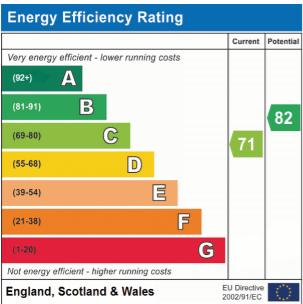


TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Offers Over £550,000 Freehold 2 3 4

- Four Bedroom Detached House
- 20'8 Kitchen/Breakfast Room
- Garage & Car Port
- Sealed unit Double Glazing
- Well positioned for Local Schools
- Village Location
- Approx. 70 Ft Rear Garden
- Three Reception Rooms & Conservatory
- Gas Fired Central Heating



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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 1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

A 1960s built four bedroom detached house with space for family accommodation, having been extended a number of years ago, offering lounge with open fireplace leading through to a family room, dining room, conservatory, a 20'8" double aspect kitchen/breakfast room and a cloakroom on the ground floor. Upstairs there are four bedrooms, three being double and one having an en-suite shower room, and a family bathroom. The property has gas fired central heating by radiators, sealed unit double glazed windows, and wood block flooring in the hall, lounge and dining room. Outside there are front and rear gardens, the rear garden extending to approximately 70 ft long with an easterly aspect, and the front garden having a tarmacadam drive with car port leading to a garage. The accommodation is in need of some updating.

EPC: C Expires: 31/01/2035 Council Tax band E: £2,990.97 p.a. (2025/26)

Location

The property is situated within the popular village of Frimley Green, being within walking distance of the village shops, public houses and schools including Cross Farm, Sandringham Infant School and Frimley C of E Junior School. Other schools including Tomlinscote are also close by, together with Frimley Lodge Park with its cafe, playgrounds, miniature steam railway and the Basingstoke Canal providing picturesque walks. Junction 4 of the M3 motorway can be found at Frimley, as well as being within easy reach of train stations with direct links to London Waterloo including Farnborough Main and Ash Vale, and within walking distance of Farnborough North.