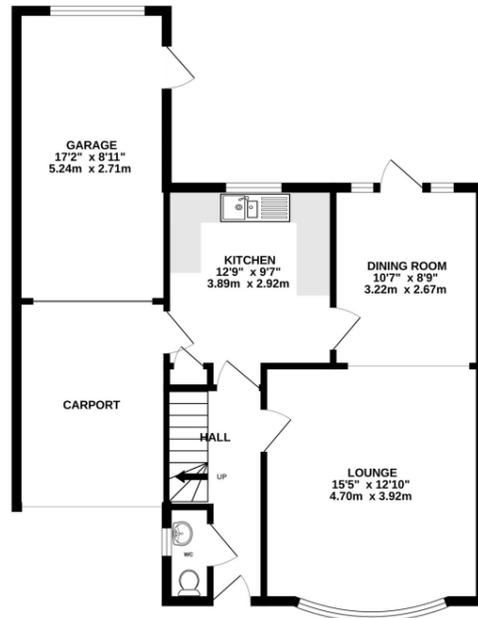


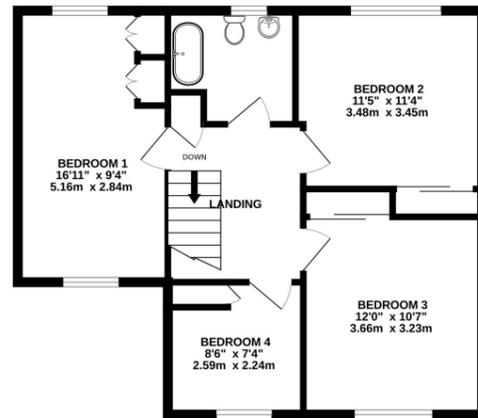
7 Woburn Close Camberley, Frimley. GU16 8NU



GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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



£600,000 Freehold



- Four bedroom detached family home
- Gas central heating & double glazing
- Modern white bathroom
- Garage & car port

- Four double bedrooms
- Front aspect lounge with bow window
- Southerly aspect rear garden
- Tomlinscote catchment area

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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.



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

This family size four bedroom detached home is tucked away at the end of a close of similar properties and is accessed via a block paved drive with a garden. The property has gas fired central heating by radiators and sealed unit double glazed windows.

On the ground floor there is a welcoming entrance hall with doors to all rooms, including a front aspect lounge with a bow window. The kitchen overlooks the rear garden with a door to a car port, the dining room has a door to the rear garden and there is a cloakroom with white suite.

On the first floor the landing gives access to bedroom 1 which is double aspect with fitted wardrobes. Bedroom 2 is also a double with built-in wardrobe, and bedrooms 3 & 4 are also doubles, bedroom 4 having a storage cupboard. The modern bathroom suite is in white.

Outside there are front and rear gardens, the rear having a southerly aspect with abundantly stocked beds and borders. There is a garage and car port providing off road parking.

EPC Rating : E Council Tax band F: £3,700.67 p.a. (2026/27)

Location

The property is situated in a sought after location within the Tomlinscote area. There is access to Frimley Fuel Allotments, providing lovely woodland walks towards Pine Ridge Golf Club.

The property is also close to reputable schools including Tomlinscote, St Augustine's Catholic School and Ravenscote. Local shops, access to Junction 4 of the M3 motorway and Frimley Park Hospital are all within approximately one mile.