

133 Frimley Green Road, Frimley Green, Camberley, Surrey. GU16 6JX.



Guide Price **£450,000** Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



A 1930s built two bedroom semi-detached bungalow situated in this convenient location, within easy reach of local schools and village shops. Frimley is also convenient with a railway station, shops and access to the M3 motorway.

The accommodation comprises of two bedrooms, lounge, kitchen/breakfast room, modern white bathroom suite and a staircase to a loft with potential to convert to a bedroom, subject to planning and building regulations. The property has gas fired central heating by radiators and sealed unit double glazing and outside there is an attractive rear garden extending to approximately 70' with a block-built storage with potential to convert to a home office/workshop. The front of the property has a good sized driveway providing ample off-road parking for approximately four vehicles.

EPC: E Council Tax C: £2,078.05 per annum (2024/25)

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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GROUND FLOOR

Entrance Porch

Courtesy light point and part glazed door leading to:

Entrance Hall

Exposed wood strip flooring, radiator, door with steps leading up to the loft. This space could be converted to a further bedroom, subject to planning and building regulations.

Lounge

12' 9" x 11' 9" (3.89m x 3.58m) Exposed wood strip flooring, feature fireplace with a living flame gas fire, radiator, sealed unit double glazed windows to the front.

Double Aspect Kitchen/Breakfast Room

18' 4" x 8' 5" (5.59m x 2.57m) 1½ bowl single drainer sink unit with adjoining laminated working surfaces, excellent range of high and low level units including cupboards and drawers in a mid oak colour. Space and plumbing for washing machine, radiator, built-in Indesit four burner gas hob with pull-out extractor hood and oven below. Ceramic tiled floor, sealed unit double glazed windows, cupboard housing gas fired boiler for the central heating and domestic hot water, glazed casement doors leading to the rear garden.

Bedroom 1

11' 3" x 7' 6" (3.43m x 2.29m) Range of fitted wardrobes, radiator, exposed wood strip flooring, sealed unit double glazed window overlooking the rear garden.

Bedroom 2

7' 6" x 8' 4" (2.29m x 2.54m) Part restricted head height, radiator, sealed unit double glazed window to the front.

Bathroom

White suite comprising of a tile panelled bath with a Triton shower unit, fully tiled walls, wash basin with cupboard below, low flush WC with concealed cistern, ceramic tiled floor, extractor fan, sealed unit double glazed frosted window to one side (refitted approximately 10 years ago).

OUTSIDE

Front Garden

Laid to herringbone pattern brickwork, providing off-road parking for several vehicles. Side access with outside tap and gate leading to the rear garden.

Rear Garden

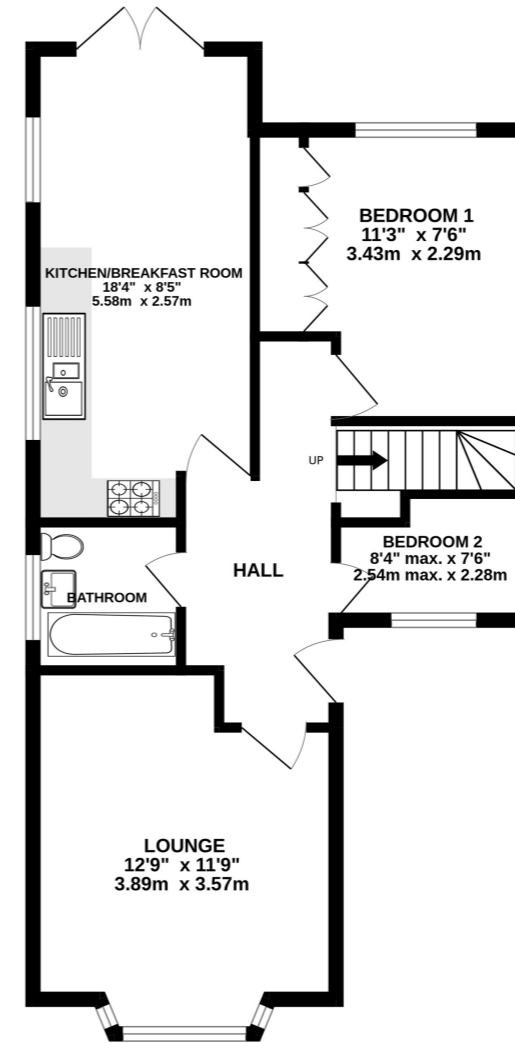
Immediately behind the house is a wide paved patio with pathway to one side and steps up to a lawn with raised borders. Towards the rear of the garden is a further paved and shingle area.

The whole garden is enclosed by close boarded fencing and measures approximately 70' and has an easterly aspect.

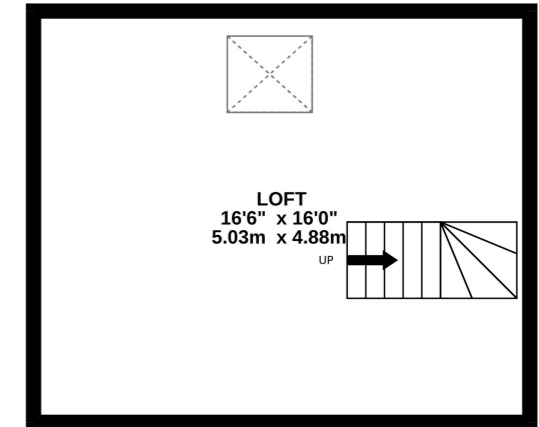
Block built storage building

12' 6" x 12' 5" (3.81m x 3.78m)

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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