

53 Henley Drive Frimley Green, GU16 6NF



£550,000 Freehold



- Four Bedroom Detached House
- Garage with light & power
- Favoured Moor Farm development
- Front Garden & Driveway
- Family Bathroom & En-suite Shower

- Rear garden approx. 39 ft long
- No onward chain
- Built by Charles Church
- 13'5 Kitchen/Breakfast Room
- Requires some updating



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

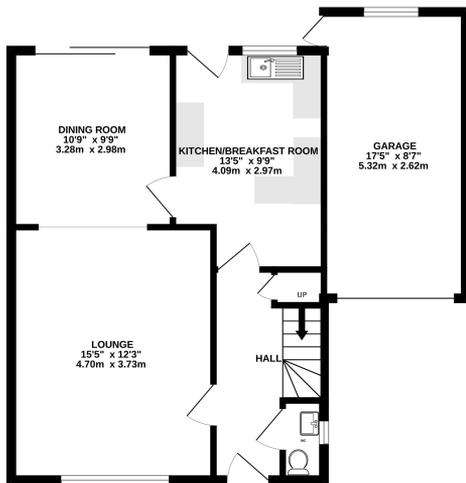
Summary

A four bedroom detached Charles Church built house situated on the favoured Moor Farm development with light and airy accommodation, comprising of lounge with archway to dining room, 13'5" kitchen/breakfast room (dated) and sliding doors leading onto the well kept rear garden. Off the entrance hall there is a cloakroom with a white suite and a useful understairs storage cupboard. On the first floor there are four bedrooms, bedroom one with fitted wardrobes and an en suite shower room with a coloured suite (dated), bedroom two is a double bedroom with some free-standing wardrobes, bedroom four has a bulkhead storage cupboard and bedroom three has a rear aspect overlooking the garden and there is a family bathroom with a coloured suite (dated).

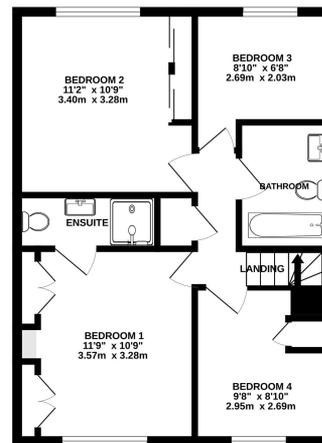
Outside are front and rear gardens, the rear garden extending to approximately 39' long, mainly laid to lawn with well stocked flower and shrub borders, all enclosed by close boarded fencing. Furthermore, there is a front garden with driveway to garage that has light and power, gas fired central heating by radiators and sealed unit double glazed windows. There is no onward chain and the property requires some updating.



GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.3 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	
A	81
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	
(39-54)	
E	
(21-38)	
F	
(1-20)	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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.