

Pevensey Way  
Four Detached Family Home



# **Pevensey Way, Frimley, Camberley, Surrey, GU16 9YJ**

## **The Property**

A well presented four bedroom detached family home, situated in the ever popular Paddock Hill development, in Frimley, close to local schools.

## **Ground Floor**

Entrance via an enclosed porch leading into a spacious hallway with ample storage and cloak room. The generous living/dining room features a fireplace, measuring approx. 20ft in length, leading to a conservatory with double doors opening onto the rear garden. The Kitchen has a range of base and eye level units with an integrated oven, hob and fridge.

## **First Floor**

To the first floor there are four bedrooms, all with built in wardrobes as well as a family bathroom. Bedroom one and two benefits from ensuite shower rooms.

## **Outside**

The attractive rear garden is enclosed by panel fencing and has a range of hedging and shrub boarders with the rest being predominately laid to lawn. There is an area of patio immediately to the rear of the garden which is a great entraining space.

To the front of the property is driveway parking for two vehicles which leads to a single garage.

## **Additional Information**

Surrey Heath Borough Council Tax Band E

## **Location**

The property is located close to well regarded schools such as Tomlinscote. Frimley Green recreation ground, Frimley high street and Frimley Park Hospital are all close by too.

Frimley enjoys a convenient location within Surrey, with easy access to major transportation routes such as the M3 motorway and the Frimley railway station. Frimley is surrounded by picturesque countryside and green spaces, providing residents with opportunities for outdoor activities, leisurely walks, and recreational pursuits.

























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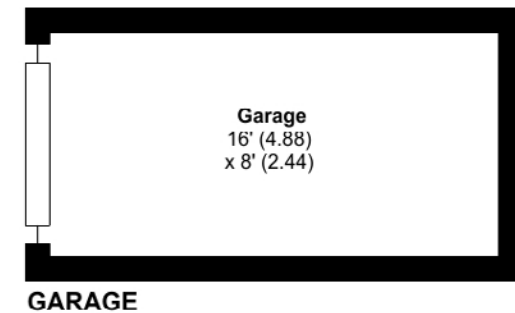
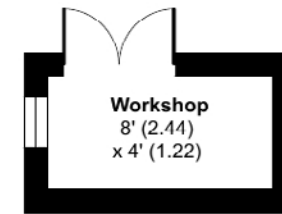
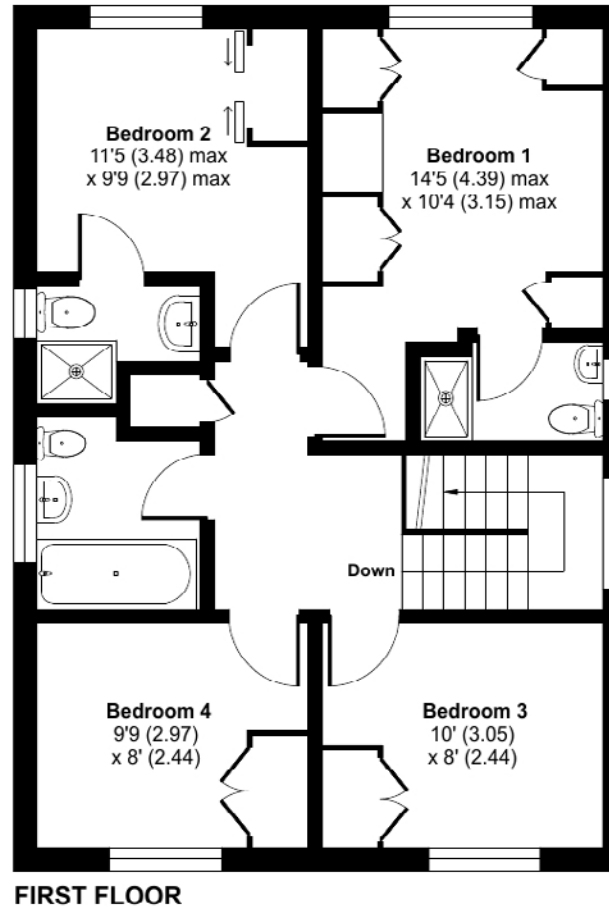
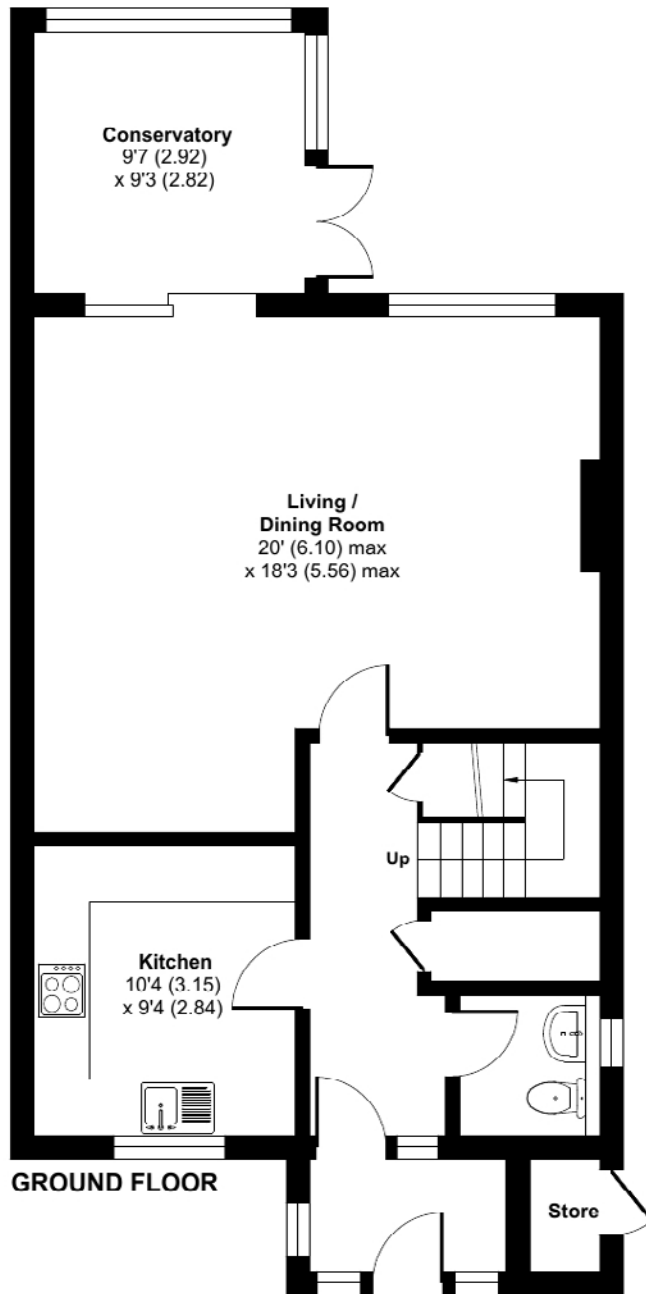
Approximate Area = 1308 sq ft / 121.5 sq m

Garage = 128 sq ft / 11.8 sq m

Outbuildings = 42 sq ft / 3.9 sq m

Total = 1478 sq ft / 137.2 sq m

For identification only - Not to scale



# Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU52 6TB Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Gas Central Heating  
EPC Rating - D (68)

### Local Authority

[Surrey Heath Borough Council](#)  
[Tax Band - E](#)

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