

2 Glynswood, Camberley, Surrey. GU15 1HU.



OIEO **£720,000** Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	84
(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	



A recently extended and refurbished five bedroom executive detached family home completed to a high specification in a cul-de-sac location with no onward chain. The versatile accommodation comprises an integrated kitchen/breakfast room, dining room, living room, study, utility and downstairs shower room. The first floor is complimented with five bedrooms, shower room and bathroom. The property presents a pleasant outdoor setting and features a landscaped rear garden, with an expanse of re-laid patio and turfing with dwarf brick built flower bed and fully enclosed by wooden fencing. The front driveway has also been re-laid to provide parking for several vehicles and gated side access. The property is located within the local catchment area of local schools as well as within easy access of Frimley High Street, Camberley town centre and the M3 motorway.

EPC: C Council tax band E: £2,857.32 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.

GROUND FLOOR

Entrance Hall

Ceramic tiled flooring, radiator.

Shower Room

Fully tiled walls and floor, double width shower, low level WC, vanity unit with inset wash hand basin.

Living Room

15' 7" x 12' 8" (4.75m x 3.86m) Front aspect, radiator.

Dining Room

13' 9" x 13' 2" (4.19m x 4.01m) Ceramic tiled flooring, bi folding doors to patio and rear garden, radiator

Study

10' 6" x 9' 3" (3.20m x 2.82m) Radiator, feature built-in cupboard.

Kitchen/Breakfast Room

22' 7" x 11' 5" (6.88m x 3.48m) Granite work surfaces with built in eye and base level units, built in hob, two separate ovens, wash hand basin, ceramic tiled flooring and radiator.

Utility Room

8' 9" x 4' 09" (2.67m x 1.45m) Work surfaces with eye and base level units, ceramic tiled flooring, radiator.

FIRST FLOOR

Master bedroom

13' 11" x 12' 8" (4.24m x 3.86m) Radiator.

Bedroom Two

13' 2" x 12' 7" (4.01m x 3.84m) Radiator.

Bedroom Three

13' 2" x 11' 0" (4.01m x 3.35m) Radiator.

Bedroom Four

12' 0" x 10' 7" (3.66m x 3.23m) Radiator.

Bedroom Five

6' 9" x 6' 6" (2.06m x 1.98m) Radiator.

Family Bathroom

Victorian style white free standing bath, low level WC, wash hand basin.

Shower Room

Tiled flooring, enclosed shower cubicle, vanity unit with low level WC, wash hand basin.

OUTSIDE

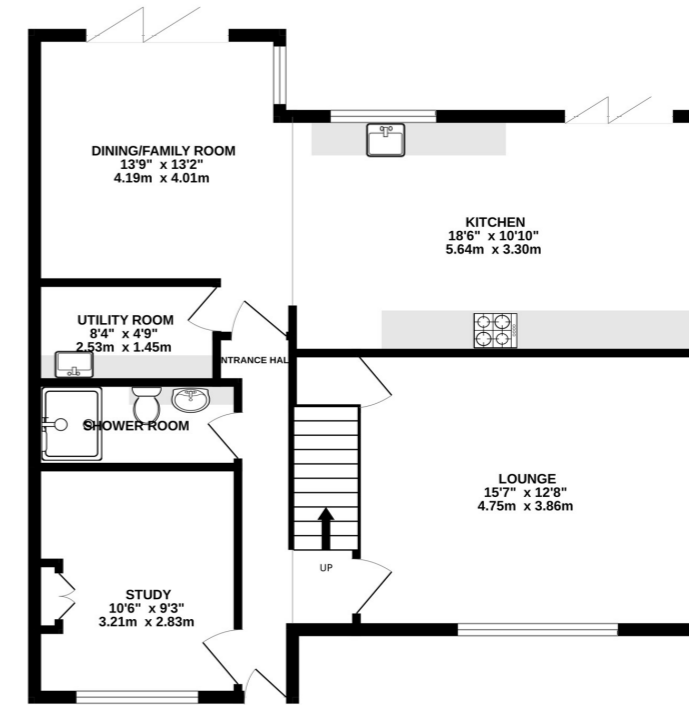
Front Driveway

Re-laid resin driveway providing off road parking for several vehicles. Gated side access to rear garden.

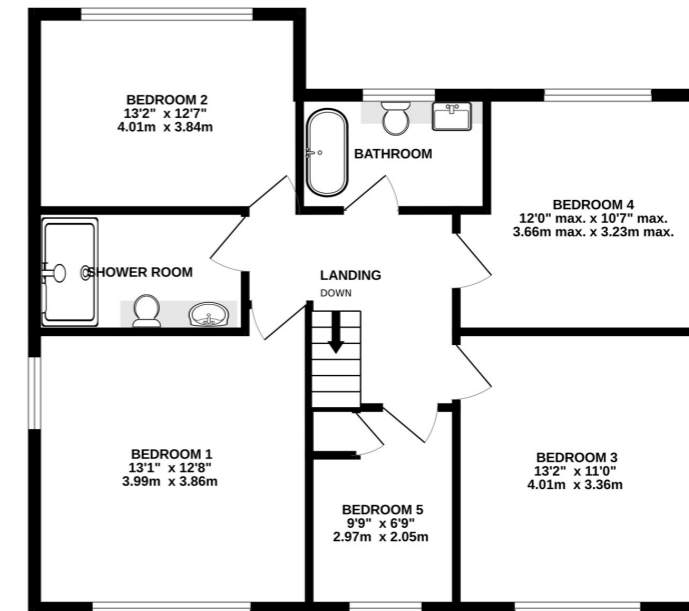
Rear Garden

Paved patio area leading to lawned garden with dwarf brick built borders and enclosed by wooden panel fencing.

GROUND FLOOR



1ST FLOOR



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 ©2024