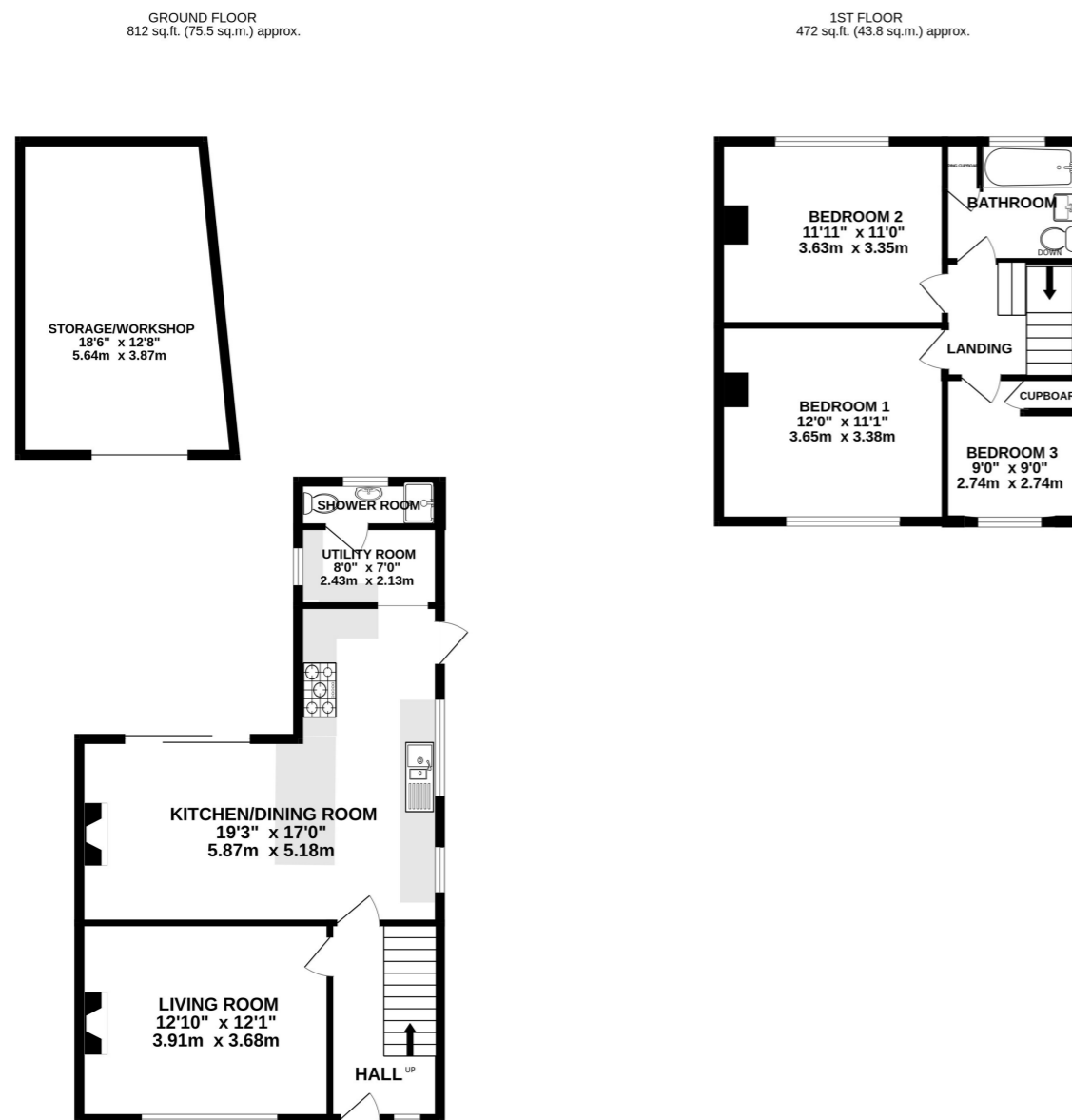


4 Moor Road Frimley, Camberley. GU16 9AX



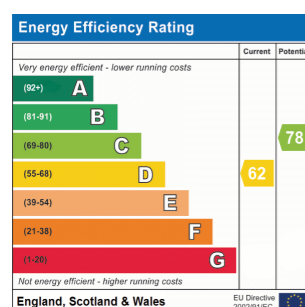
TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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£495,000 Freehold



- Refurbished semi-detached house
- Ample off road parking
- Outside storage/workshop
- Wood burners
- New central heating boiler
- Three bedrooms (two doubles)
- Open Plan kitchen/dining room
- Bathroom & separate shower room
- Approx 80 ft rear garden
- Kept to a high standard



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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1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

Offered in meticulous decorative order throughout is this refurbished three bedroom semi-detached house. The refurbishment has allowed for two wood burners, engineered wood flooring, a new kitchen, utility room and shower room. On the ground floor is a welcoming entrance hall with new front door. The lounge has a wood burning stove and is front aspect. The kitchen has been re-fitted and has built-in appliances including a five ring gas hob, oven and grill. There is a comfortable dining room, being open plan to the kitchen with door to the garden. Beyond the kitchen is a utility room and cloakroom/shower room. On the first floor there are three bedrooms (two doubles) and a modern family bathroom. Outside is a well kept rear garden with patio and a large storage/workshop at the rear of the garden which extends to approximately 80ft long in all. At the front is a further garden and off road parking for several vehicles. The property also benefits from a re-fitted gas boiler and sealed unit double glazed windows throughout. Offered with no onward chain.

EPC: D Expires: 29.11.26 Council Tax Band D £2447.16 (2025/26)

Location:

The property is situated on this popular development between Frimley and Frimley Green. There are local shops to be found at nearby Paddock Hill, Frimley Green and Frimley High Street, with several retailers including Waitrose. Schools are easily accessed including Sandringham Infants/Nursery School, Frimley C of E and Tomlinscote. Frimley Park Hospital and access to Junction 4 of the motorway are both convenient. Frimley Lodge Park is a short distance away which is a popular recreational site, with access to the Basingstoke Canal providing pleasant scenic walks. Frimley has a railway station with nearby Farnborough main station giving fast access to London Waterloo.