

46 Frimley Green Road, Frimley,  
Camberley, Surrey. GU16 7AH.



**£475,000** Freehold



An Ideal opportunity for a DIY enthusiast or an investment buyer to acquire this individually built four bedroom detached house which requires updating and refurbishment throughout. The property is situated in a non estate location convenient for shopping and restaurant facilities in Frimley High Street together with a railway station, Frimley Park Hospital and access to the M3 motorway at Junction 4. There are a number of schools locally catering for most age groups.

On the ground floor the property has a front to back lounge/dining room, kitchen overlooking the rear garden, study and a cloakroom. On the first floor there are four bedrooms an ensuite shower room and family bathroom. Outside there are front and rear gardens , the front has parking and an in and out drive together with an integral garage. No onward chain.

EPC: E Council Tax Band E: £2,643.92 per annum (2022/23)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

## Entrance Hall

Entrance with courtesy light points and door to entrance hall. Radiator, under stairs storage cupboard, meter cupboard.

## Cloakroom

White suite comprising of a low flush wc, wash hand basin with cupboard below, radiator, ceramic tiled floor, sealed unit double glazed frosted window to the rear.

## Inner Lobby

Door to garage, frosted double glazed door to the rear garden.

## Double aspect Lounge

20' 4" x 10' 11" (6.20m x 3.33m) Two double radiators, sealed unit double glazed windows to the front and door to the rear garden.

## Study

11' 10" x 6' 2" (3.61m x 1.88m) Double radiator, sealed unit double glazed windows to the front.

## Kitchen

12' 7" x 8' 6" (3.84m x 2.59m) 1½ bowl single drainer sink unit with adjoining laminated working surfaces, range of high and low level units including cupboards and drawers, built-in Logik oven and four burner gas hob with extractor hood over, space and plumbing for washing machine. Radiator, wall mounted Netaheat wall mounted gas fired boiler for the central heating, sealed unit double glazed windows overlooking the rear garden.

## FIRST FLOOR LANDING

Access to loft, airing cupboard housing a lagged copper tank.

## Bedroom 1

13' 4" x 10' 0" (4.06m x 3.05m) Built-in cupboard with sliding mirror doors, two radiators, sealed unit double glazed windows to the front, door to:

## En Suite Shower Room

Fully tiled shower cubicle with curtain screen, low-flush wc, wash hand basin, extractor fan.

## Bedroom 2

11' 0" x 9' 11" (3.35m x 3.02m) Radiator, built-in cupboards with sliding mirror doors, sealed unit double glazed windows to the rear.

## Bedroom 3

10' 3" x 7' 7" (3.12m x 2.31m) Radiator, built-in cupboard with sliding mirror doors, sealed unit double glazed window to the rear.

## Bedroom 4

11' 5" x 9' 8" (3.48m x 2.95m) Double aspect, built-in cupboard, radiator, sealed unit double glazed windows to the front and side.

## Bathroom

White suite comprising of a corner bath, mixer tap and shower attachment, low-flush wc, pedestal wash basin, bidet. Double radiator, part-tiled walls, ceramic tiled floor, sealed unit double glazed frosted window to the rear.

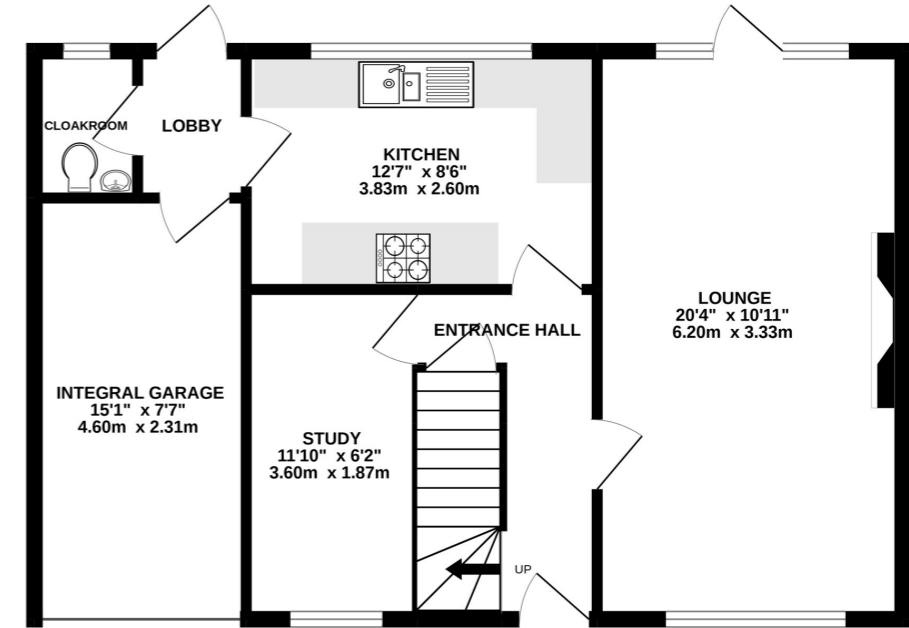
## OUTSIDE

INTEGRAL GARAGE: 15' 1" x 7' 7" (4.60m x 2.31m) Roller door, light and power, rear door to the lobby.

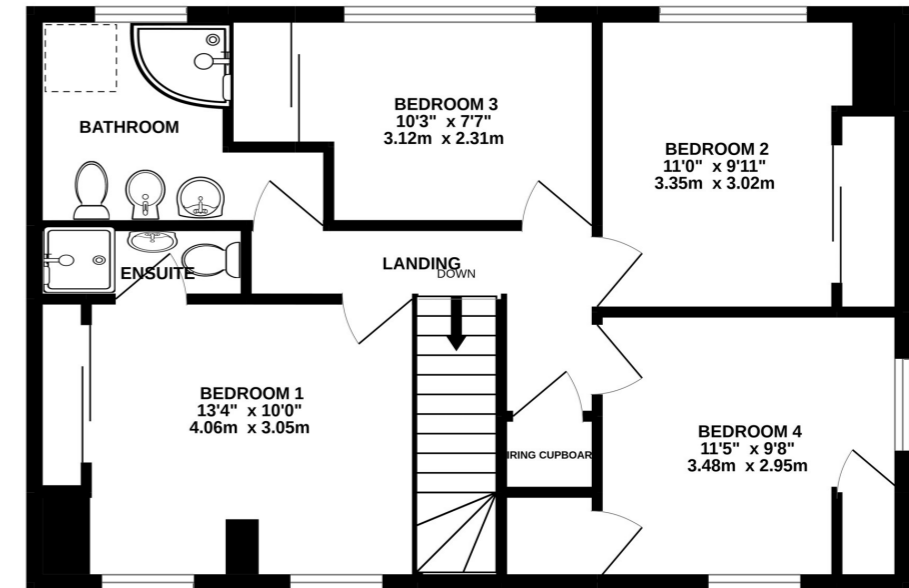
REAR GARDEN: Extending to approximately 60 ft. Immediately behind the house is a wide paved patio, beyond which is an area of Astro Turf, all enclosed by close-boarded fencing with a side access. There is a further long strip of garden (approximately 100 ft.) in need of some maintenance which backs onto open fields.

FRONT GARDEN: With raised brick planter, herringbone patterned in/out drive.

GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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