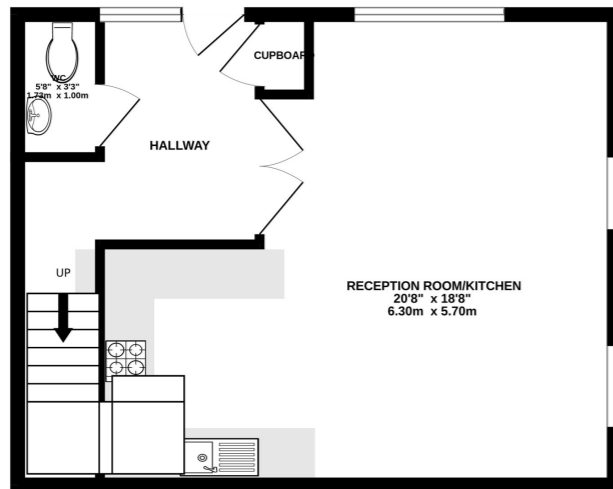


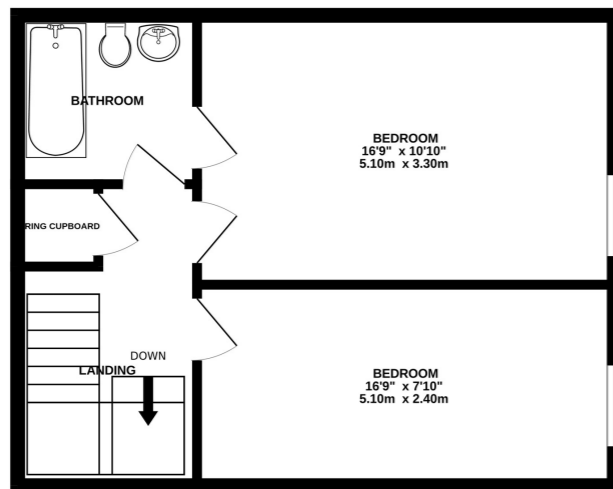
4 Chancellor Drive CAMBERLEY, Frimley. GU16 7AN



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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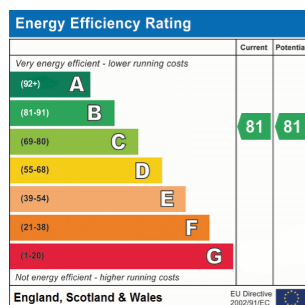


£325,000 Freehold



- Two double bedrooms
- Spacious accommodation
- Allocated parking
- Easy Access to Station and M3 motorway

- Downstairs cloakroom
- Gas central heating
- Town centre location
- No onward chain



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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Registered No. 8078018 England and Wales



The Property

A surprisingly spacious two bedroom home situated within the recently restored Frimley Cottage Hospital development and ideally located within close proximity of Frimley village high street. The accommodation comprises entrance hall, circa 20ft open plan lounge/kitchen/diner with triple aspect sash style windows and a downstairs cloakroom. On the first floor there are two generous sized double bedrooms and a Jack and Jill family bathroom suite. Further benefits include gas central heating. A viewing of this spacious home is highly recommended.

Outside there is parking directly in front of the property and a well maintained communal area mainly laid to lawn with seating.

EPC Rating: B

Council Tax D: £2,562 p.a. (2026/2027) | Ground Rent: £47.28 p.a.

Location

The property is ideally located with walking distance of Frimley high street array of shops, restaurants and public houses, Frimley park hospital and Frimley railway station are nearby as is junction3 of the M3 motorway. There are also good schools close by including Frimley Church of England and The Grove primary school.