

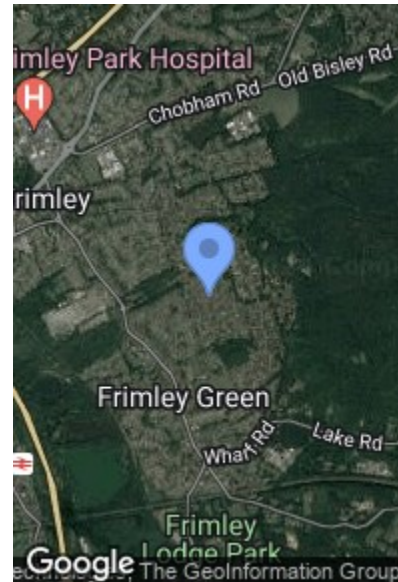


WINDSOR WAY, FRIMLEY, CAMBERLEY GU16  
PRICE GUIDE £375,000

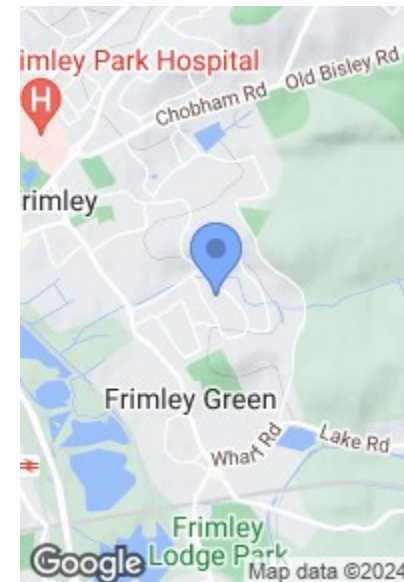
ROAD MAP



HYBRID MAP



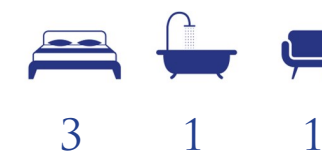
TERRAIN MAP



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		89
B	81-91		
C	69-80	70	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



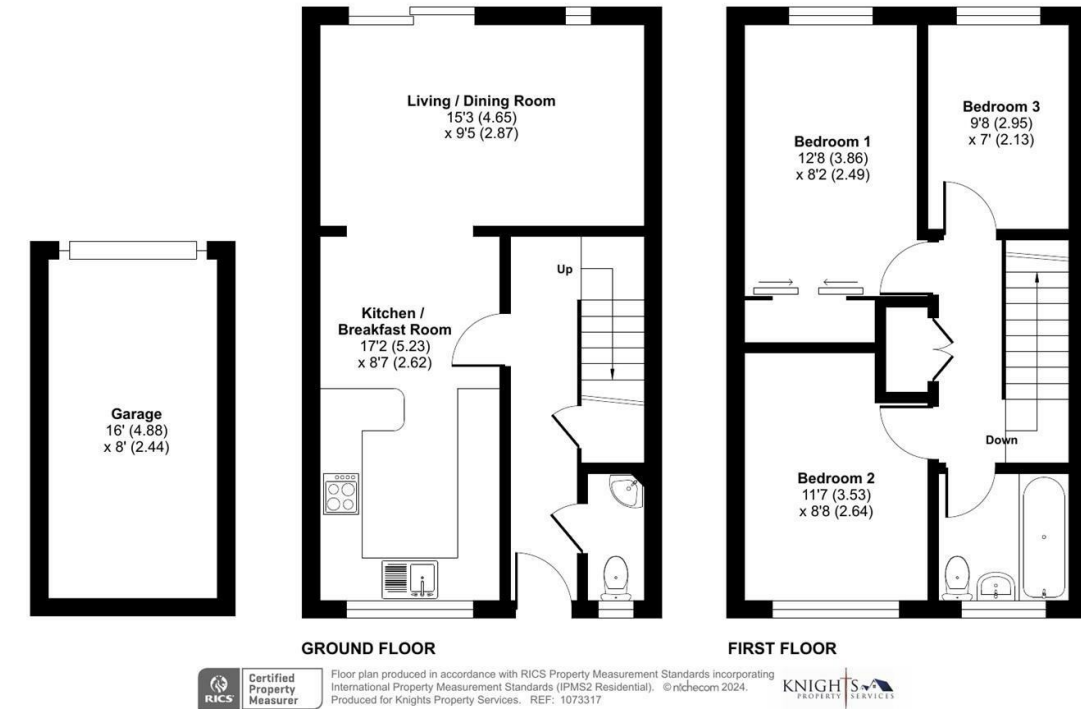


## FLOORPLAN



### Windsor Way, Frimley, Camberley, GU16

Approximate Area = 834 sq ft / 77.4 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Total = 962 sq ft / 89.2 sq m  
 For identification only - Not to scale



## MAIN FEATURES

- Mid Terrace Property
- Three Bedrooms
- Spacious Kitchen/Breakfast Room
- Ground Floor WC
- Close To Local Schooling
- Garage In A Block
- Close To Local Amenities

## FULL DETAILS

### Entrance Hallway

Enter via door, understairs storage cupboard with space for washing machine, stairs leading to the first floor and tiled flooring.

### WC

Wash hand basin, low level WC and tiled flooring.

### Kitchen/Breakfast Room

17'2 x 8'7 (5.23m x 2.62m)

Front aspect, range of base and eye level units, sink, fridge/freezer, oven, four ring gas hob, extractor fan, boiler and tiled flooring. Leading through to;

### Living/Dining Room

15'3 x 9'5 (4.65m x 2.87m)

Wood flooring and sliding door leading to the rear garden.

### First Floor Landing

Airing cupboard and access to the loft. Carpet flooring.

### Bedroom One

12'8 x 8'2 (3.86m x 2.49m)

Rear aspect double bedroom, storage and carpet flooring.

### Bedroom Two

11'7 x 8'8 (3.53m x 2.64m)

Front aspect double bedroom and carpet flooring.

### Bedroom Three

9'8 x 7'0 (2.95m x 2.13m)

Rear aspect and carpet flooring.

### Bathroom

Bath, low level WC, wash hand basin, heated towel rail, tiled flooring and partly tiled walls.

### To The Rear

Mainly laid to patio and lawn with gate leading to the;

### Garage

16'0 x 8'0 (4.88m x 2.44m)

### Council Tax

Band D.

## WINDSOR WAY, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - For sale is this three bedroom mid terrace home on the ever popular Paddock Hill development, ideally situated within walking distance of local schooling, shops and Frimley Park Hospital.

The property comprising; kitchen/breakfast room, living/dining room, ground floor WC, three bedrooms and a bathroom. Additional features to note include a garage in a block and a rear garden. The home is also situated for good commuter links.