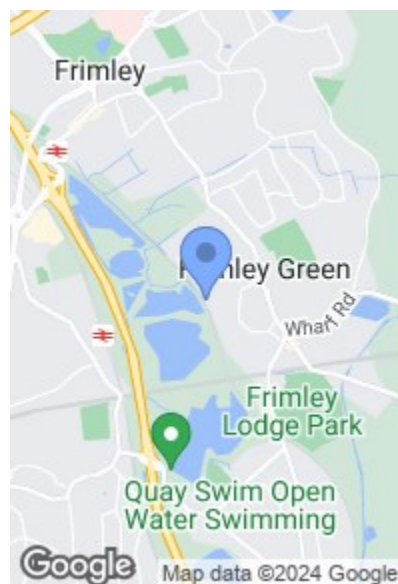
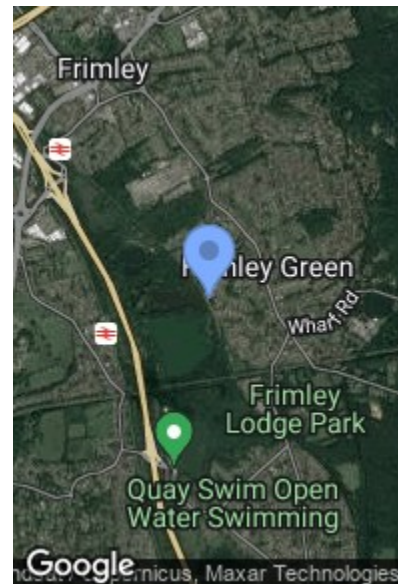


GRENVILLE GARDENS, FRIMLEY GREEN, CAMBERLEY GU16  
OFFERS IN EXCESS OF £450,000

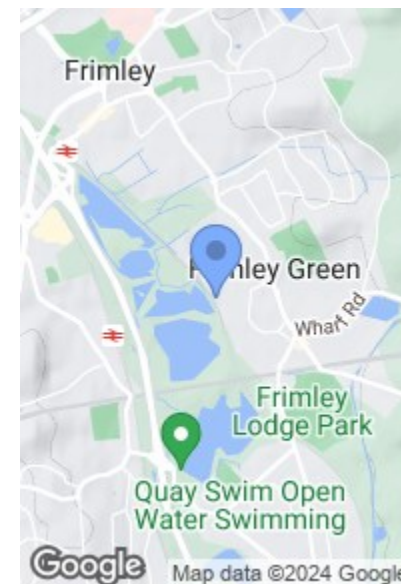
ROAD MAP



HYBRID MAP



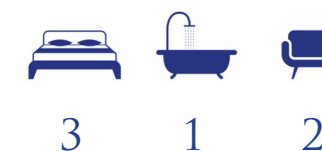
TERRAIN MAP



Camberley 01276 539111  
Email: enquiries@knightsproperty.com  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		60	75
		EU Directive 2002/91/EC	

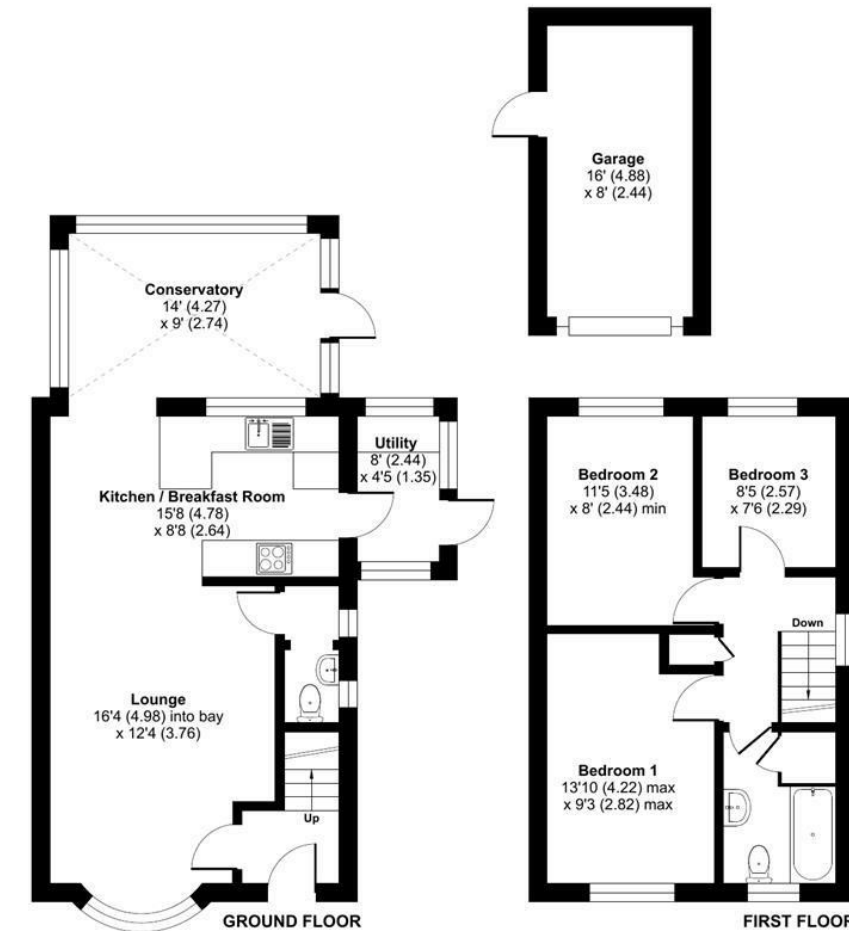




## FLOORPLAN

### Grenville Gardens, Frimley Green, Camberley, GU16

Approximate Area = 1010 sq ft / 93.8 sq m  
 Garage = 132 sq ft / 12.3 sq m  
 Total = 1142 sq ft / 106.1 sq m  
 For identification only - Not to scale



## MAIN FEATURES

- No Onward Chain
- Semi Detached Property
- Three Bedrooms
- Refurbished Throughout
- Driveway Parking & Garage
- Open Plan Ground Floor
- New Kitchen
- New Bathroom
- Good-Size Rear Garden
- Complete Electrical Rewire & Brand New Heating System/Boiler

## FULL DETAILS

### Entrance Hallway

Enter via front door with stairs leading to the first floor.

### Lounge

16'4 x 12'4 (4.98m x 3.76m)

Front aspect bay window and laminate flooring.

### WC

Wash hand basin and low level WC.

### Kitchen/Breakfast Room

15'8 x 8'8 (4.78m x 2.64m)

Range of base and eye level units, sink, hob, extractor fan, oven, microwave and space for; dishwasher. Laminate flooring.

### Conservatory

14'0 x 9'0 (4.27m x 2.74m)

Laminate flooring and door leading to the rear garden.

### Utility

8'0 x 4'5 (2.44m x 1.35m)

Range of base level units and door leading to the rear garden.

### First Floor Landing

Cupboard and access to the loft.

### Bedroom One

13'10 x 9'3 (4.22m x 2.82m)

Front aspect double bedroom.

### Bedroom Two

11'5 x 8'0 (3.48m x 2.44m)

Rear aspect double bedroom.

### Bedroom Three

8'5 x 7'6 (2.57m x 2.29m)

Rear aspect bedroom.

### Bathroom

Bath, low level WC, wash hand basin with storage, cupboard, tiled walls and laminate flooring.

### To The Front

Lawned area and driveway parking. Access to the rear garden.

### To The Rear

Areas laid to patio and lawn. Access to the;

### Garage

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

Power and lighting.

### Council Tax

Band D.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Knights Property Services. REF: 1062190



## GRENVILLE GARDENS, FRIMLEY GREEN, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** We are delighted to present for sale this spacious semi detached home, occupying a corner plot position and located on a popular development in Frimley Green. The property, which has undergone a full refurbishment throughout, has excellent access to road and train links as well as popular schools. The ground floor comprising; lounge, WC, new kitchen/breakfast room, utility and conservatory. The first floor offers three bedrooms and a new bathroom. Further benefits to note include a good-size rear garden, garage and driveway parking. The property, which is being sold with no onward chain, is situated close to Frimley Green village, with its range of amenities as well as being within walking distance of Frimley Lodge Park.