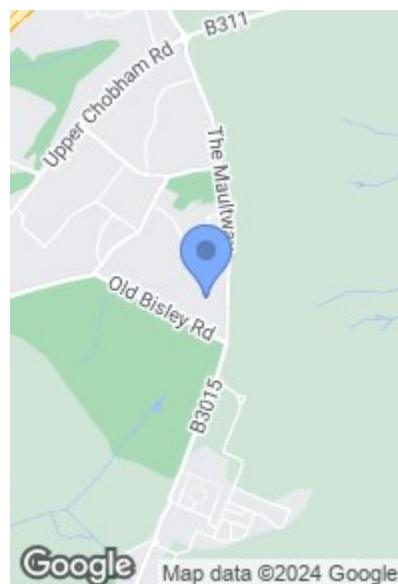
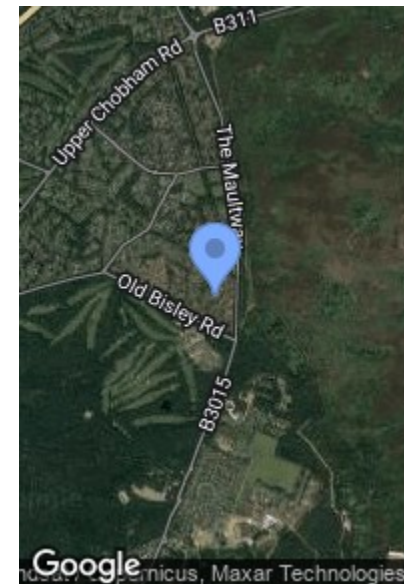


WINGFIELD GARDENS, CAMBERLEY GU16
OFFERS IN EXCESS OF £325,000

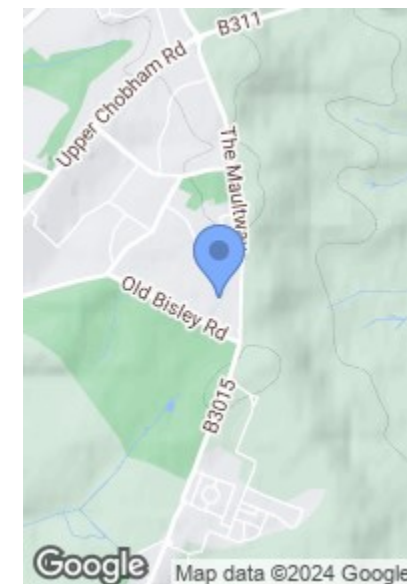
ROAD MAP



HYBRID MAP



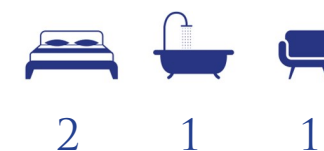
TERRAIN MAP



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		90
B	81-91		
C	69-80	71	
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	

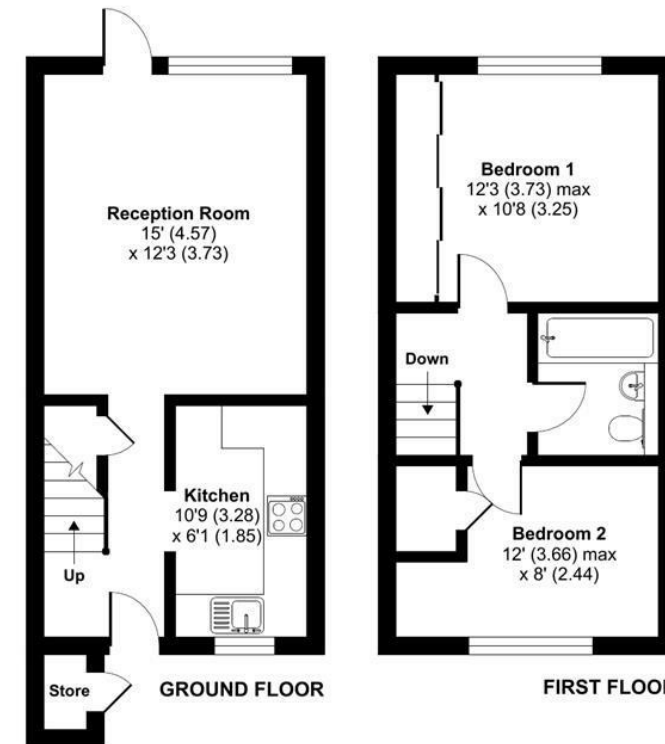
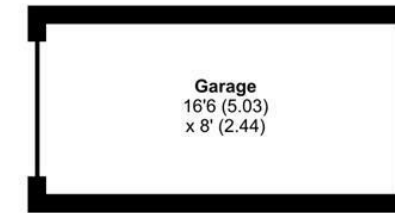




FLOORPLAN

Wingfield Gardens, Frimley, Camberley, GU16

Approximate Area = 650 sq ft / 60.4 sq m (excludes store)
 Garage = 132 sq ft / 12.2 sq m
 Total = 782 sq ft / 72.6 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2024. Produced for Knights Property Services. REF: 1093597. **KNIGHTS PROPERTY SERVICES**

MAIN FEATURES

- Well Presented Property
- Two Double Bedrooms
- Refitted Modern Kitchen
- One Allocated Parking Space
- Close To Woodlands
- Landscaped Rear Garden
- Garage
- New Double Glazing
- Close To Well Regarded Schools

FULL DETAILS

Entrance Hallway

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

Kitchen

10'9 x 6'1 (3.28m x 1.85m)

Front aspect, range of base and eye level units, sink, four ring gas hob, extractor fan, oven and space for further appliances. Laminate flooring.

Reception Room

15'0 x 12'3 (4.57m x 3.73m)

Carpet flooring and door leading to the landscaped garden.

First Floor Landing

Access to the loft and carpet flooring.

Bedroom One

12'3 x 10'8 (3.73m x 3.25m)

Rear aspect, wardrobe with mirrored sliding doors and carpet flooring.

Bedroom Two

12'0 x 8'0 (3.66m x 2.44m)

Front aspect, storage and carpet flooring.

Bathroom

Bath with shower, low level WC, wash hand basin with storage and partly tiled walls.

To The Rear

Areas laid to decking and artificial lawn.

Garage

16'6 x 8'0 (5.03m x 2.44m)

Council Tax

Band D.

WINGFIELD GARDENS, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - New to the market for sale is this well presented property, situated on the highly desirable Cheylesmore Park. The home boasts new double glazing, a refitted modern kitchen, landscaped rear garden with decking, one allocated parking space and a garage. To the ground floor there is a good-size reception room and modern kitchen. On the first floor there are two double bedrooms and a bathroom. As well as being within close proximity of well regarded schools such as Heather Ridge, Ravenscote and Tomlinscote, the property is also near to Pine Ridge Golf Club, parks and woodlands. Within walking distance are a range of local amenities such as a Sainsbury's, hairdressers, pub and dentist to name a few. A viewing is highly recommended.