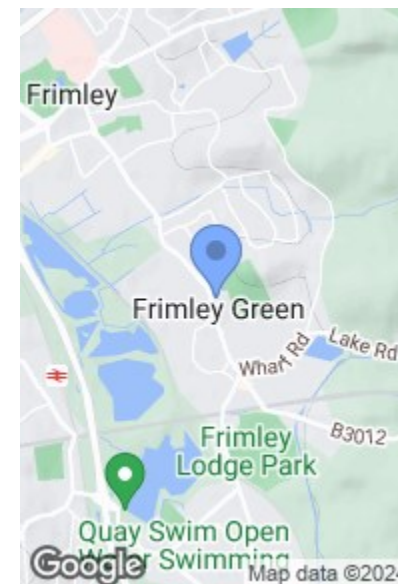
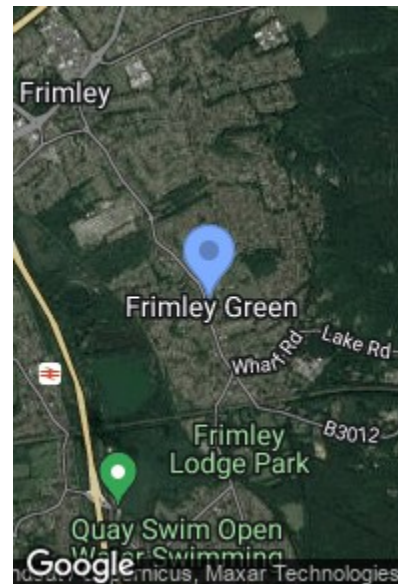


ROAD MAP

HYBRID MAP

TERRAIN MAP

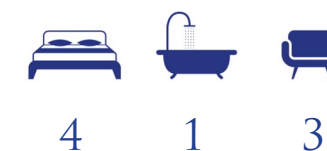


**NURSERY CLOSE, FRIMLEY GREEN, CAMBERLEY GU16**  
**OFFERS IN EXCESS OF £600,000**

Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
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[www.knightsproperty.com](http://www.knightsproperty.com)



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
A (91-95)	
B (81-90)	
C (69-80)	
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

### Nursery Close, Frimley Green, Camberley, GU16

Approximate Area = 1348 sq ft / 125.2 sq m

Garage / Store = 75 sq ft / 7 sq m

Total = 1423 sq ft / 132.2 sq m

For identification only - Not to scale

## MAIN FEATURES

- Very Well Presented Detached Property
- Open Plan Modern Kitchen/Dining Room
- Four Double Bedrooms
- Well Maintained Rear Garden
- Modern Bathroom
- Garage/Store
- Spacious Home
- Driveway Parking

## FULL DETAILS

### Entrance Hallway

Enter via door, storage cupboard with shelving and tiled flooring.

### WC

Wash hand basin, low level WC, vanity mirror, partly tiled walls and tiled flooring.

### Kitchen/Dining Room

19'8 x 14'9 (5.99m x 4.50m)

Range of base and eye level units, sink, five ring gas hob, electric fan assisted oven, extractor hood, washing machine, dishwasher and space for; fridge/freezer. Tiled flooring and partly tiled walls. Door leading through to;

### Utility

9'0 x 4'4 (2.74m x 1.32m)

Units and tiled flooring.

### Reception Room

19'8 x 13'0 (5.99m x 3.96m)

Rear aspect, feature media wall, stairs leading to the first floor, understairs storage and carpet flooring. Door leading to the rear garden.

### Family Room

14'9 x 8'10 (4.50m x 2.69m)

Laminate flooring and doors leading to the rear garden.

### First Floor Landing

Storage and carpet flooring.

### Bedroom One

13'0 x 9'4 (3.96m x 2.84m)

Rear aspect double bedroom, sunken feature wall, wardrobe and carpet flooring.

### Bedroom Two

12'5 x 10'0 (3.78m x 3.05m)

Rear aspect double bedroom and carpet flooring.

### Bedroom Three

10'5 x 8'6 (3.18m x 2.59m)

Front aspect double bedroom and carpet flooring.

### Bedroom Four

9'0 x 8'5 (2.74m x 2.57m)

Front aspect double bedroom and laminate flooring.

### Bathroom

Bath with shower attachment, low level WC, wash hand basin, heated towel rail, vanity mirror, partly tiled walls and tiled flooring.

### Garage/Store

9'0 x 8'0 (2.74m x 2.44m)

Power, lighting and up and over door.

### To The Rear

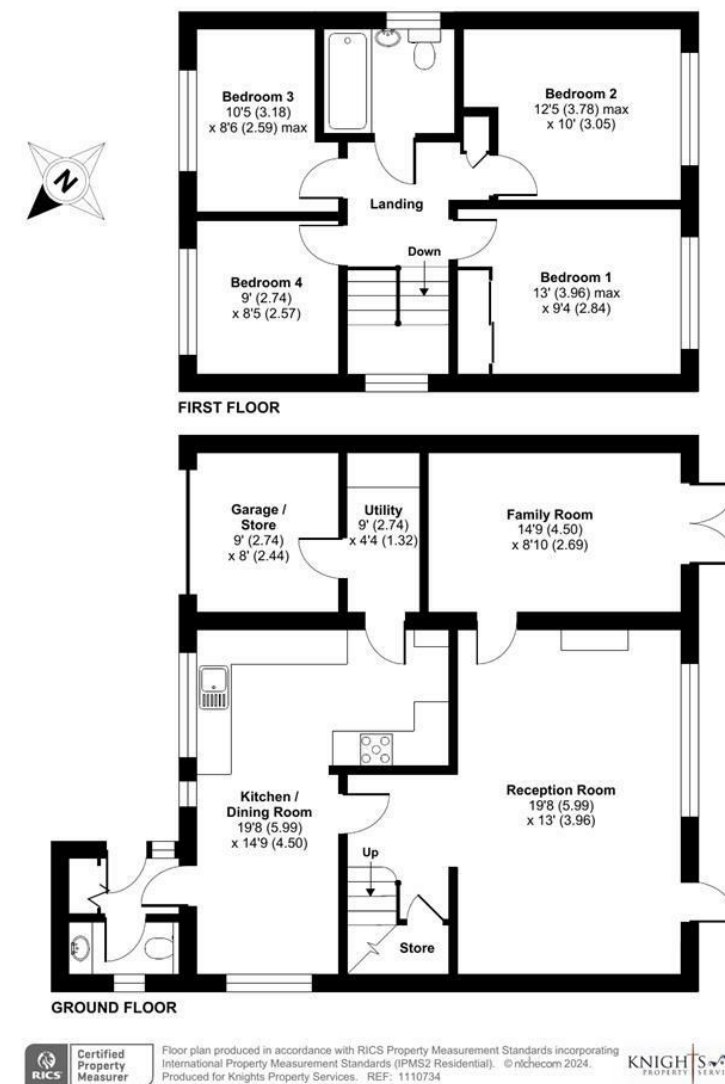
Indian sandstone patio, decked area, lights, large lawned area, mature trees, shed and water feature. Side access to the front of the property.

### To The Front

Driveway parking, lawned area and access to the garage/store.

### Council Tax

Band E.



## NURSERY CLOSE, FRIMLEY GREEN, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this very well presented four bedroom detached family home, located in a cul-de-sac in the heart of Frimley Green and close to local schools. The ground floor comprising; open plan modern kitchen/dining room, utility, WC, reception room, family room and garage/store. To the first floor there are four double bedrooms and a modern bathroom. Externally the property has driveway parking and a well maintained rear garden. The home is conveniently located for easy access to the A331, M3 and A30 with Frimley, Ash Vale and Farnborough train stations being a short drive away. Within walking distance is Frimley Lodge Park and the picturesque Basingstoke Canal as well as a range of local amenities in Frimley Green village.