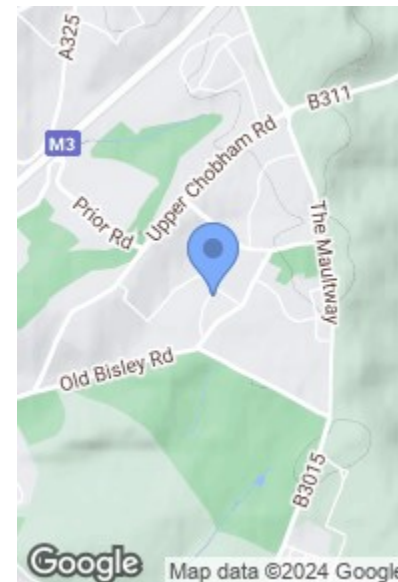
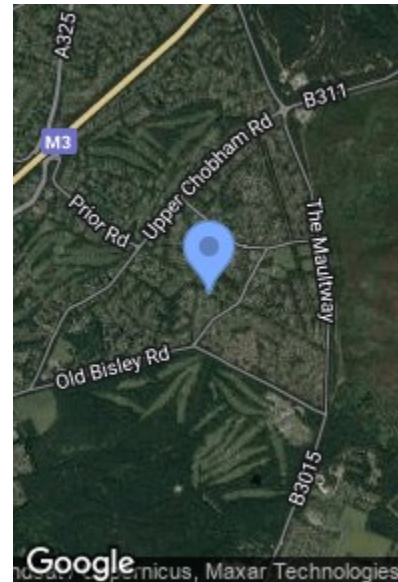
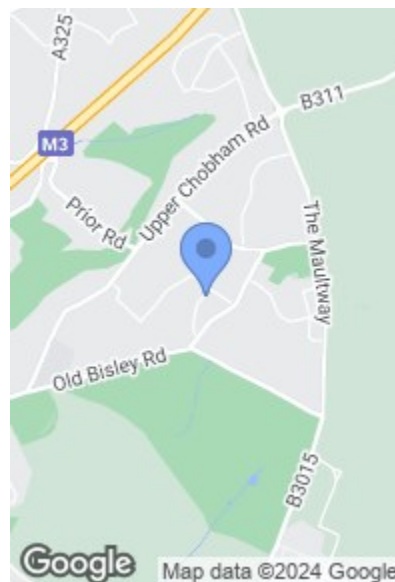


ROAD MAP

HYBRID MAP

TERRAIN MAP

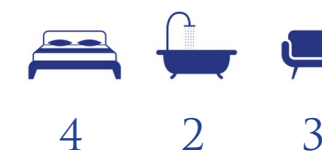


SILVER DRIVE, FRIMLEY, CAMBERLEY GU16  
OFFERS IN EXCESS OF £575,000

Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightsproperty.com](http://www.knightsproperty.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		81
B	81-91		
C	69-80	69	
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	







## MAIN FEATURES

- Very Well Presented Detached Property
- Four Good-Size Bedrooms
- Three Reception Rooms
- Modern Bathroom & Ground Floor Shower Room
- Spacious Accommodation
- Garage & Driveway Parking
- Close To Well Regarded Schools
- Close To Local Amenities & Good Commuter Links

## FULL DETAILS

### Porch

Enter via door and tiled flooring. Door leading through to;

### Hallway

Understairs storage, stairs leading to the first floor and carpet flooring.

### Garage

17'5 x 8'0 (5.31m x 2.44m)

Up and over door, power and lighting.

### Living Room

18'0 x 14'2 (5.49m x 4.32m)

Dual aspect, feature electric fireplace, carpet flooring and doors leading to the garden.

### Shower Room

Wash hand basin with storage below, low level WC, shower cubicle, heated towel rail, tiled flooring and tiled walls.

### Kitchen

11'0 x 10'0 (3.35m x 3.05m)

Range of base and eye level units, boiler, sink, dishwasher, fridge/freezer, oven/grill, four ring gas hob, extractor fan and space for; washing machine and fridge/freezer. Partly tiled walls, tiled flooring and larder cupboard. Door leading outside.

### Dining Room

15'0 x 11'0 (4.57m x 3.35m)

Bay window and carpet flooring.

### Family Room

10'0 x 8'10 (3.05m x 2.69m)

Dual aspect, storage cupboard and wood flooring.

### First Floor Landing

Storage cupboard, airing cupboard and carpet flooring.

### Bedroom One

10'6 x 10'0 (3.20m x 3.05m)

Front aspect bedroom and carpet flooring.

### Bedroom Two

10'0 x 9'5 (3.05m x 2.87m)

Front aspect bedroom and carpet flooring.

### Bedroom Three

10'6 x 8'0 (3.20m x 2.44m)

Rear aspect bedroom and carpet flooring.

### Bedroom Four

9'4 x 8'0 (2.84m x 2.44m)

Rear aspect bedroom and carpet flooring.

### Bathroom

Bath with power shower, wash hand basin with storage below, low level WC, heated towel rail, tiled flooring and tiled walls.

### To The Rear

Tiered garden comprising; mainly laid to patio, lawned area, shingled area, mature planting, shed and lean-to.

### To The Front

Mature planting, lawned area, driveway parking and access to the garage.

### Council Tax

Band F.

## FLOORPLAN

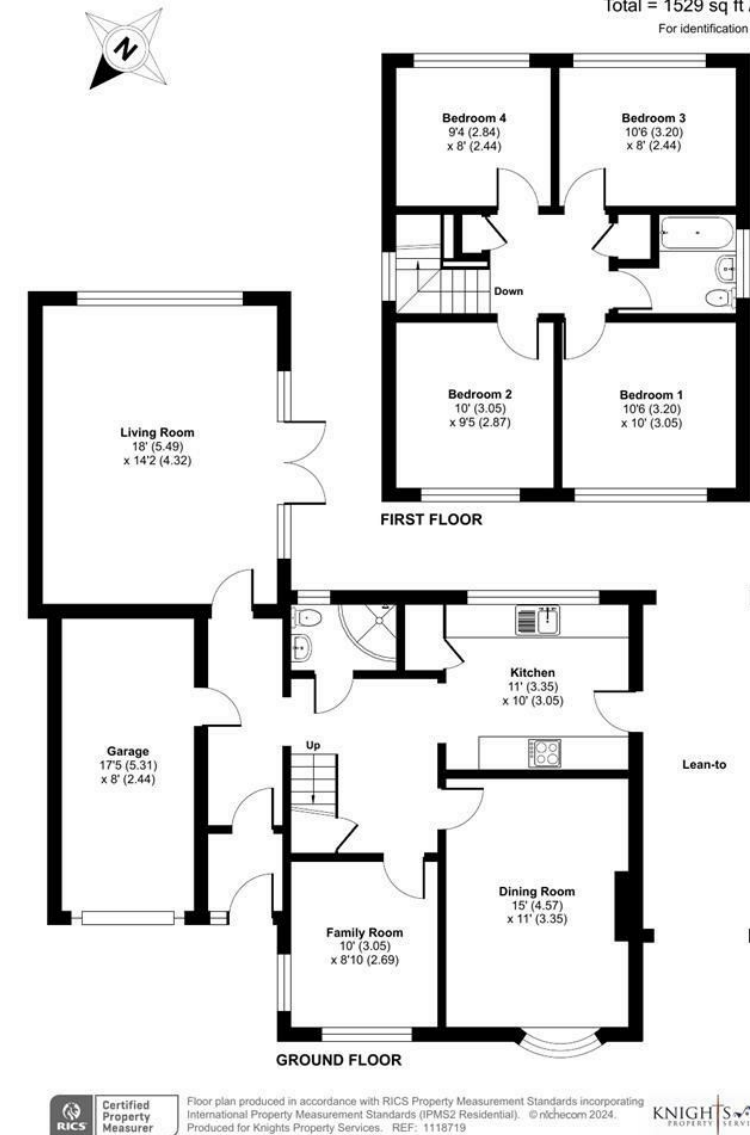
### Silver Drive, Frimley, Camberley, GU16

Approximate Area = 1388 sq ft / 128.9 sq m (excludes carport)

Garage = 141 sq ft / 13 sq m

Total = 1529 sq ft / 141.9 sq m

For identification only - Not to scale



## SILVER DRIVE, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - New to the market for sale and situated along Silver Drive is this well presented detached property. Boasting three reception rooms and four bedrooms, this property offers ample space for versatile living. The home has a good-size kitchen, ground floor shower room and modern bathroom. To complete the property there is a well maintained rear garden, garage and driveway parking.

The property is situated within close proximity of well regarded schools such as Heather Ridge, Ravenscote and Tomlinscote. Pine Ridge Golf Club, woodlands and the Heatherside parade of shops are all within walking distance.