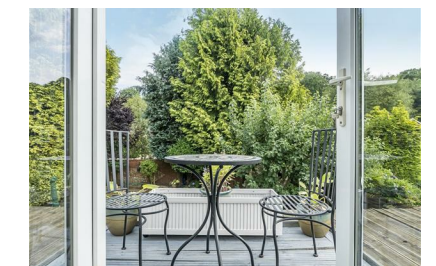
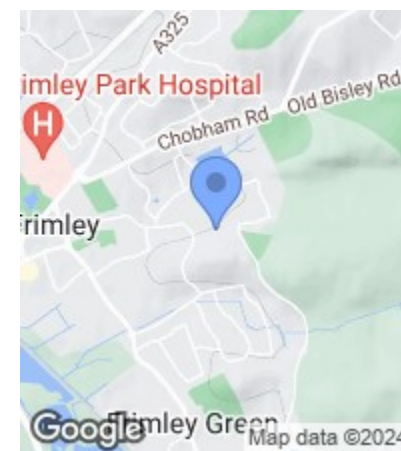
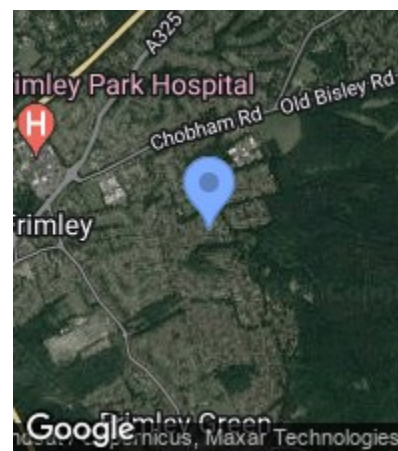
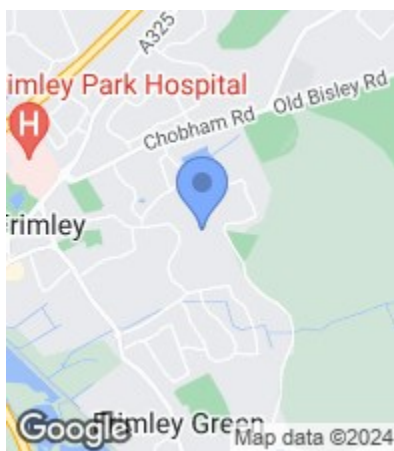




ROAD MAP

HYBRID MAP

TERRAIN MAP

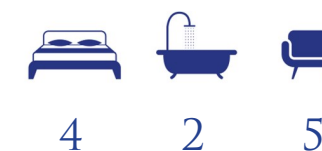


KILMARTIN GARDENS, CAMBERLEY GU16  
OFFERS IN EXCESS OF £750,000

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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		67	76
		EU Directive 2002/91/EC	







## MAIN FEATURES

- Large Corner Plot
- Four/Five Bedrooms
- Large Garage & Driveway Parking
- Walking Distance Of Well Regarded Schools
- Fantastic Detached Property
- En Suite To Bedroom Two
- Well Maintained Rear & Front Gardens

## FULL DETAILS

### Entrance Hallway

Enter via door, cupboard with hanging rails, understairs storage, stairs leading to the first floor and carpet flooring.

### WC

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

### Study

7'0" x 6'9" (2.13 x 2.06)  
Front aspect and wood flooring.

### Living Room

21'8" x 11'0" (6.6 x 3.35)  
Fireplace with limestone brick surround. Carpet flooring and sliding door leading to the rear garden.

### Dining Room

12'0" x 11'0" (3.66 x 3.35)  
Feature electric fireplace, sliding door leading to the rear garden and carpet flooring. Access to;

### Loft Room

12'0" x 9'0" (3.66 x 2.74)

### Kitchen

17'10" x 8'10" (5.44 x 2.69)  
Range of base and eye level units, laminate work surfaces and space for; washing machine, tumble dryer and fridge/freezer. Boiler, sink with filtered drinking water tap, four ring electric hob, oven, extractor fan, partly tiled walls and laminate flooring. Door leading to the garage and door leading to the drying room.

### Family Room

12'0" x 7'8" (3.66 x 2.34)  
Carpet flooring and leading through to;

### Reception Room

12'0" x 12'0" (3.66 x 3.66)  
Doors leading to the rear garden and carpet flooring.

### First Floor Landing

Storage cupboard and carpet flooring. Airing cupboard and access to the loft.

### Bedroom One

18'3" x 14'0" (5.56 x 4.27)  
Feature electric fireplace, bath, skylight and heated towel rail. Laminate flooring and doors leading to area overlooking the garden.

### Bedroom Two

15'4" x 11'0" (4.67 x 3.35)  
Wardrobes, cupboards and drawers. Wood flooring and sliding door leading to;

### En Suite

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

### Bedroom Three

8'3" x 8'0" (2.51 x 2.44)  
Rear aspect and wood flooring.

### Bedroom Four

10'4" x 7'0" (3.15 x 2.13)  
Front aspect, wardrobe and carpet flooring.

### Shower Room

Rear aspect, shower cubicle, wash hand basin with storage, low level WC, heated towel rail, tiled flooring and partly tiled walls.

### To The Rear

Several patio areas, shed, raised borders and mainly laid to lawn with a variety of mature trees and shrubs.

### To The Front

Driveway parking with access to the garage. Side access to the rear garden. Large front garden.

### Garage

18'3" x 14'7" (5.56 x 4.45)  
New electric roller door, power and lighting.

### Council Tax

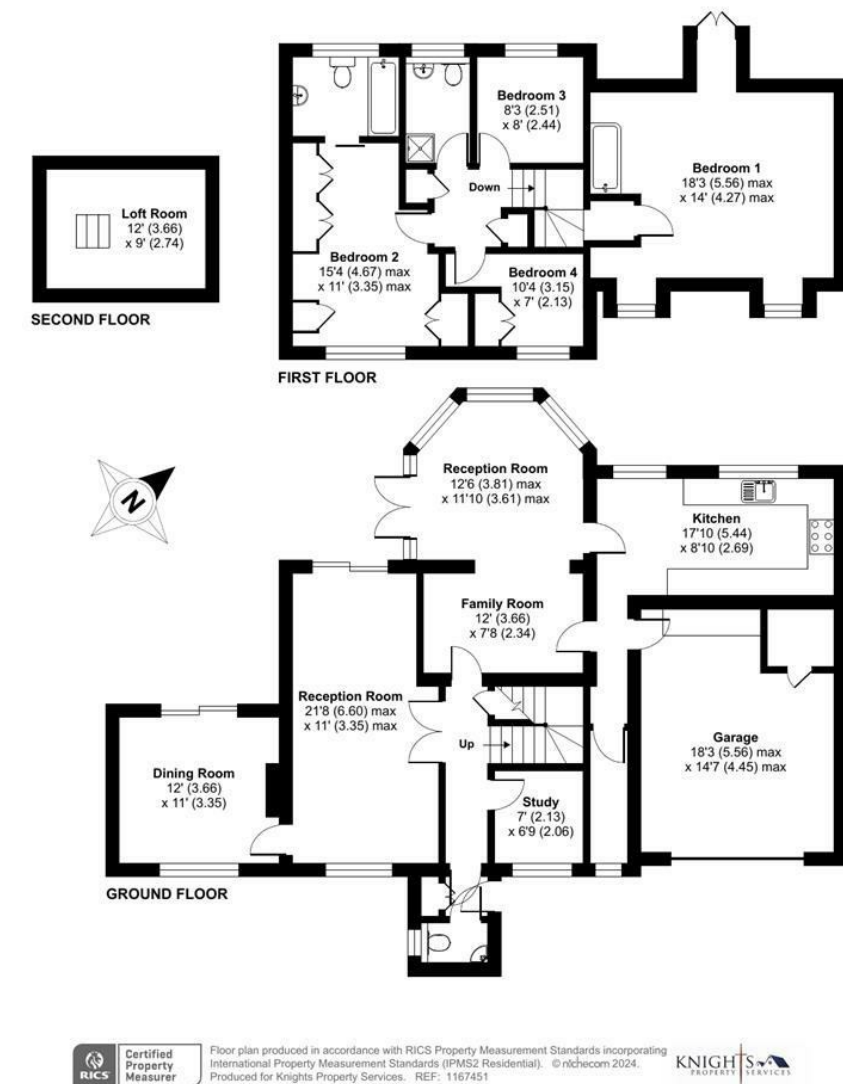
Band F.

## FLOORPLAN

### Kilmartin Gardens, Frimley, Camberley, GU16

Approximate Area = 2204 sq ft / 204.7 sq m

For identification only - Not to scale



## KILMARTIN GARDENS, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - Excited to present to the market this well looked after large detached property, occupying a corner plot, in a quiet cul-de-sac setting. The property is within walking distance of well regarded schools such as The Grove, Ravenscote and Tomlinscote. Local woodlands, Frimley Park Hospital and major road links are all within close proximity.

This extended family home comprising; study, WC, dining room, living room, family room, conservatory and kitchen with access to the garage. The first floor boasts an open plan bedroom one with bath, bedroom two with en suite, a further two bedrooms and a shower room. Additional features to note include a well maintained rear garden and front garden, driveway parking and large garage. A viewing is highly recommended.