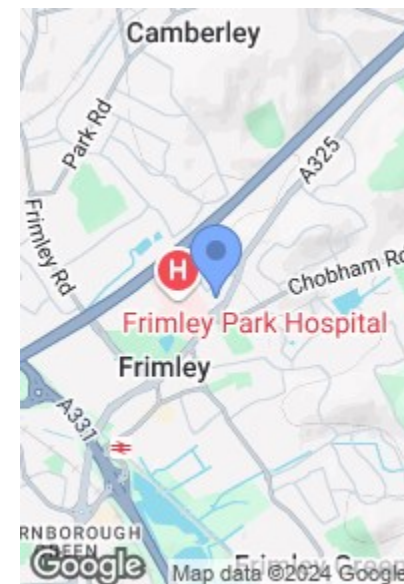
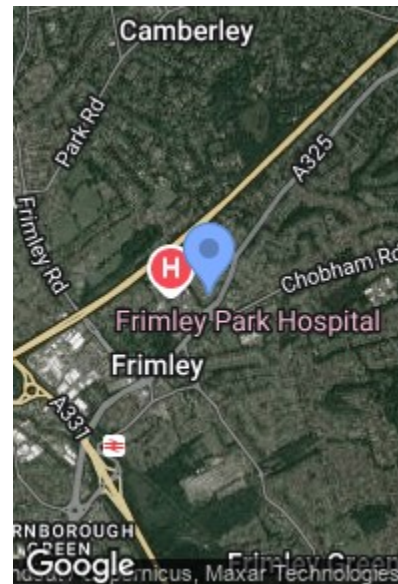
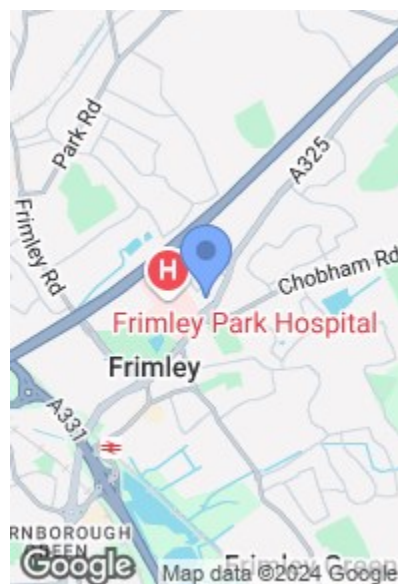




ROAD MAP

HYBRID MAP

TERRAIN MAP

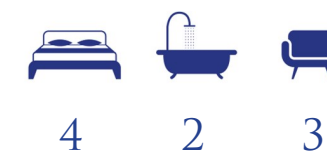


DENTON WAY, FRIMLEY, CAMBERLEY GU16  
£625,000

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



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	62
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

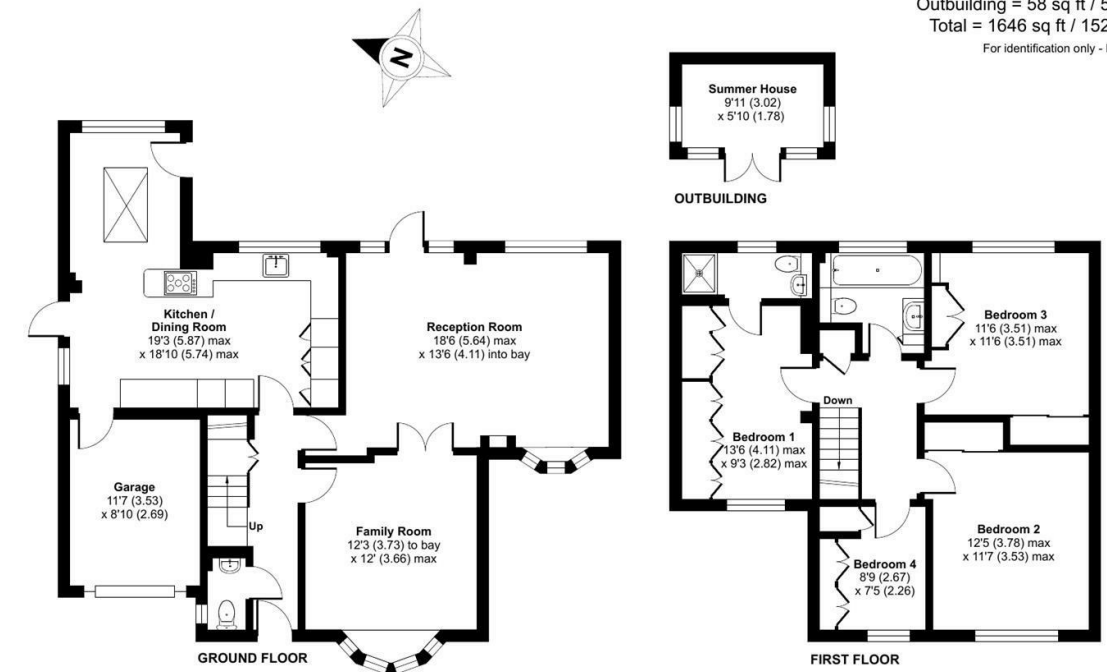




## FLOORPLAN

### Denton Way, Frimley, Camberley, GU16

Approximate Area = 1482 sq ft / 137.6 sq m  
 Garage = 106 sq ft / 9.8 sq m  
 Outbuilding = 58 sq ft / 5.3 sq m  
 Total = 1646 sq ft / 152.7 sq m  
 For identification only - Not to scale



## MAIN FEATURES

- No Onward Chain
- Spacious Detached Property
- Large Corner Plot Position
- Four Bedrooms
- Walking Distance Of Frimley Park Hospital
- Driveway Parking
- Summer House
- En Suite To Bedroom One
- Walking Distance Of Outstanding Schools

## FULL DETAILS

### Entrance Hallway

Enter via front door, understairs storage, stairs leading to the first floor and laminate flooring.

### WC

Wash hand basin with storage below, low level WC and quartz tiled flooring with underfloor heating.

### Family Room

12'3 x 12'0 (3.73m x 3.66m)

Front aspect bay window, carpet flooring and doors leading through to;

### Reception Room

18'6 x 13'6 (5.64m x 4.11m)

Feature gas fireplace with marble surround, carpet flooring and door leading to the rear garden.

### Kitchen/Dining Room

19'3 x 18'10 (5.87m x 5.74m)

Range of base and eye level units, quartz work surfaces, sky light, sink and integrated appliances comprising; washing machine, tumble dryer, dishwasher, double oven, five ring gas hob and extractor fan. Space for; fridge/freezer. Quartz tiled flooring with underfloor heating. Doors leading outside and door leading through to;

### Garage

11'7 x 8'10 (3.53m x 2.69m)

Roller electric door, power and lighting. Utility area with sink and space for; freezer and washing machine.

### First Floor Landing

Airing cupboard and carpet flooring.

### Bedroom One

13'6 x 9'3 (4.11m x 2.82m)

Front aspect, fitted wardrobes, cupboards and carpet flooring. Door leading through to;

### En Suite

Wash hand basin, low level WC, shower cubicle and tiled flooring with underfloor heating.

### Bedroom Two

12'5 x 11'7 (3.78m x 3.53m)

Front aspect, wardrobe, feature wall and carpet flooring.

### Bedroom Three

11'6 x 11'6 (3.51m x 3.51m)

Rear aspect, wardrobes, feature wall and carpet flooring.

### Bedroom Four

8'9 x 7'5 (2.67m x 2.26m)

Front aspect, storage and carpet flooring.

### Bathroom

Bath, low level WC, wash hand basin, heated towel rail, storage units and linoleum flooring.

### To The Front

Driveway parking and access to the garage. Access to the rear garden via side gate.

### To The Rear

Mainly laid to lawn, patio area, mature planting and access to;

### Summer House

9'11 x 5'10 (3.02m x 1.78m)

Power and lighting.

### Council Tax

Band F.

## DENTON WAY, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this very well presented extended detached property, which occupies a spacious corner plot position and is within walking distance of Frimley Park Hospital. The ground floor boasts; open plan kitchen/dining room with high-end appliances, reception room, family room, WC and garage. To complete the property internally there are four good-size bedrooms, bathroom and an en suite to bedroom one. Externally there is a sizeable rear garden, summer house and driveway parking. The property, which is being sold with no onward chain, is within walking distance of well regarded schools such as The Grove and Tomlinscote, as well as a range of local amenities.