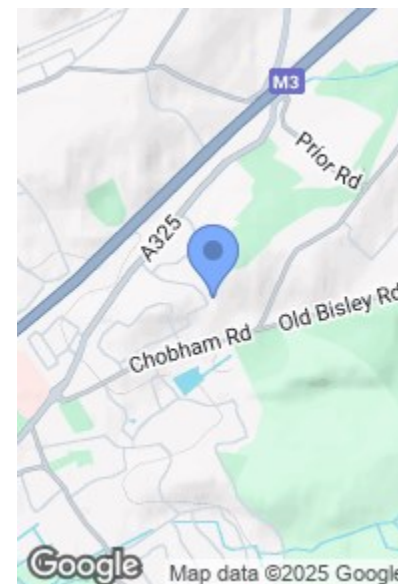
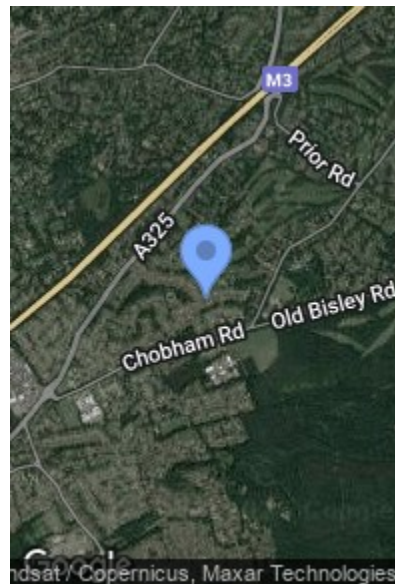
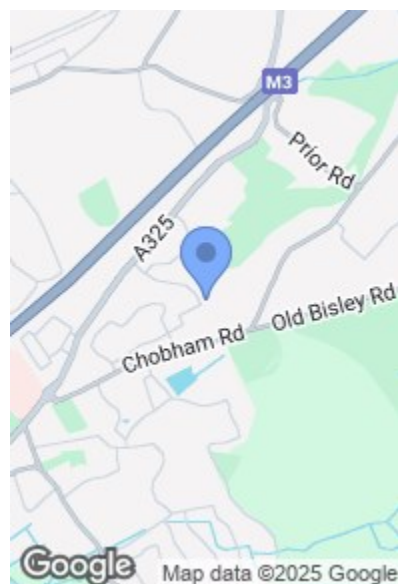




ROAD MAP

HYBRID MAP

TERRAIN MAP



OLD PASTURE ROAD, FRIMLEY, CAMBERLEY GU16  
OFFERS IN EXCESS OF £580,000

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
82 plus) <b>A</b>		<b>8</b>
81-81) <b>B</b>		
69-80) <b>C</b>		
55-68) <b>D</b>	<b>65</b>	
39-54) <b>E</b>		
21-38) <b>F</b>		
1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







## MAIN FEATURES

- No Onward Chain
- Semi Detached Property
- Three Good-Size Bedrooms
- One Bedroom Annexe
- Close To Frimley Park Hospital & M3
- Sizeable Garden
- Driveway Parking
- Close To Well Regarded Schools
- Close To Local Amenities
- Refitted Shower Room

## FULL DETAILS

### Entrance Hallway

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

### WC

Wash hand basin and WC.

### Reception Room

Feature wall with feature electric fire. Tiled flooring and sliding door leading to the;

### Conservatory

Tiled flooring and doors leading to the garden.

### Kitchen

Range of base and eye level units, five ring gas hob, extractor fan, oven, dishwasher and washing machine. Partly tiled walls and tiled flooring.

### First Floor Landing

Tiled flooring.

### Bedroom One

Rear aspect, wardrobe and tiled flooring.

### Bedroom Two

Front aspect and tiled flooring.

### Bedroom Three

Front aspect and tiled flooring.

### Shower Room

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

### Annexe

### Bedroom

Tiled flooring.

### Shower Room

Corner shower cubicle, wash hand basin with storage below, low level WC, tiled flooring and tiled walls.

### Kitchen/Living Room

Range of base and eye level units, sink and space for; fridge/freezer. Partly tiled walls and tiled flooring.

### To The Front

Area laid to crazy paving. Lawned area and driveway parking.

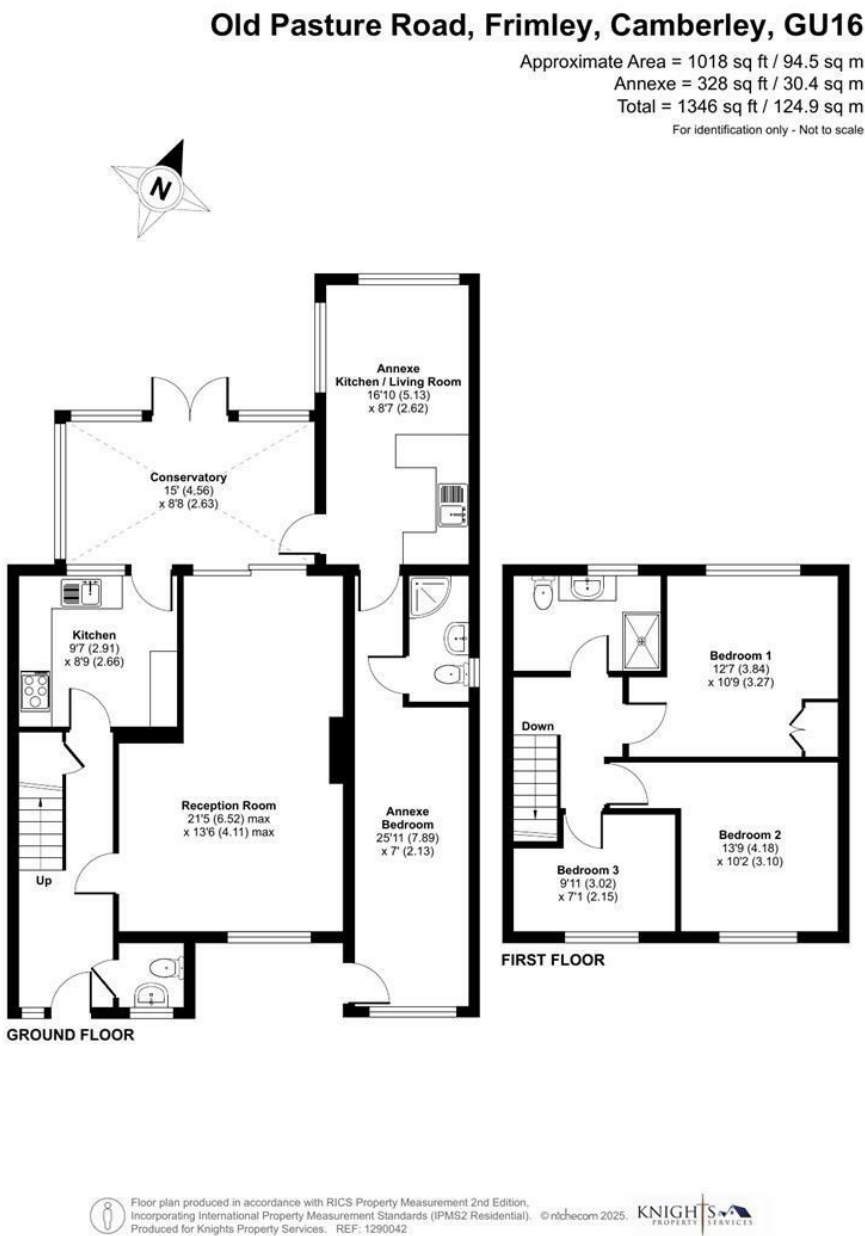
### To The Rear

Substantially sized lawned area with patio, ideal for entertaining.

### Council Tax

Band D.

## FLOORPLAN



## OLD PASTURE ROAD, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this deceptively spacious semi detached property, located close to well regarded schools such as Tomlinscote and Ravenscote. The ground floor comprising; WC, reception room and kitchen, both with access on to the spacious conservatory. The first floor has three bedrooms and a refitted shower room. A standout feature for this home is the self-contained annexe with a bedroom, shower room and kitchen/living room. Further benefits to mention include a spacious rear garden and driveway parking. The property is being sold with no onward chain. The well presented property is situated close to good commuter links, Frimley high street, Frimley Park hospital and Camberley town centre.