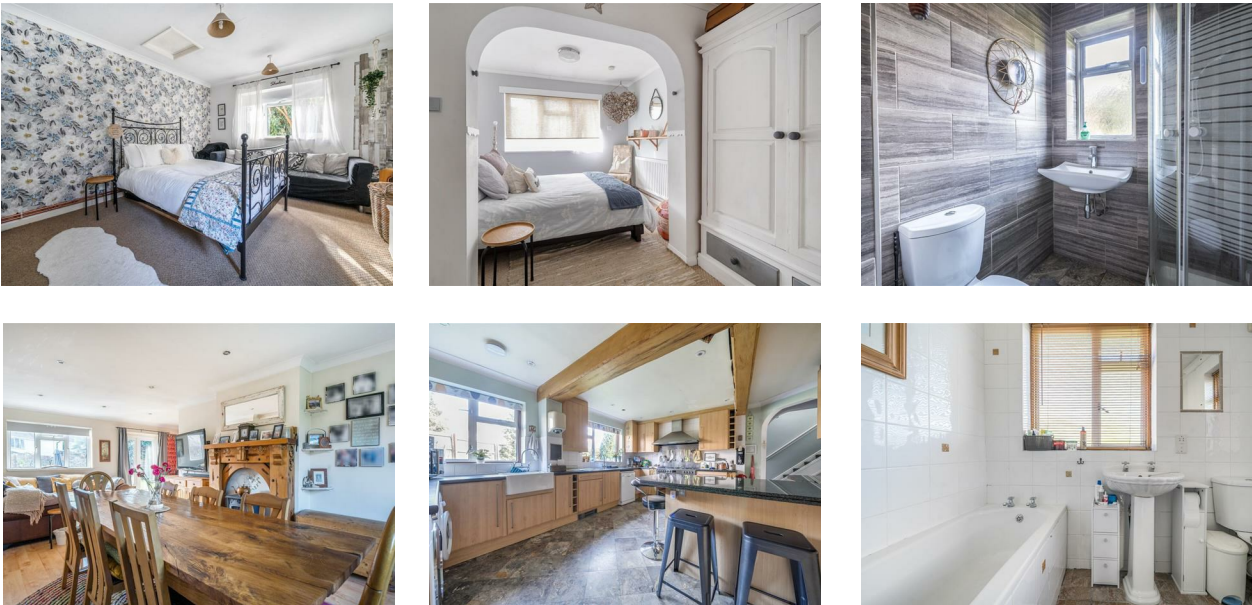
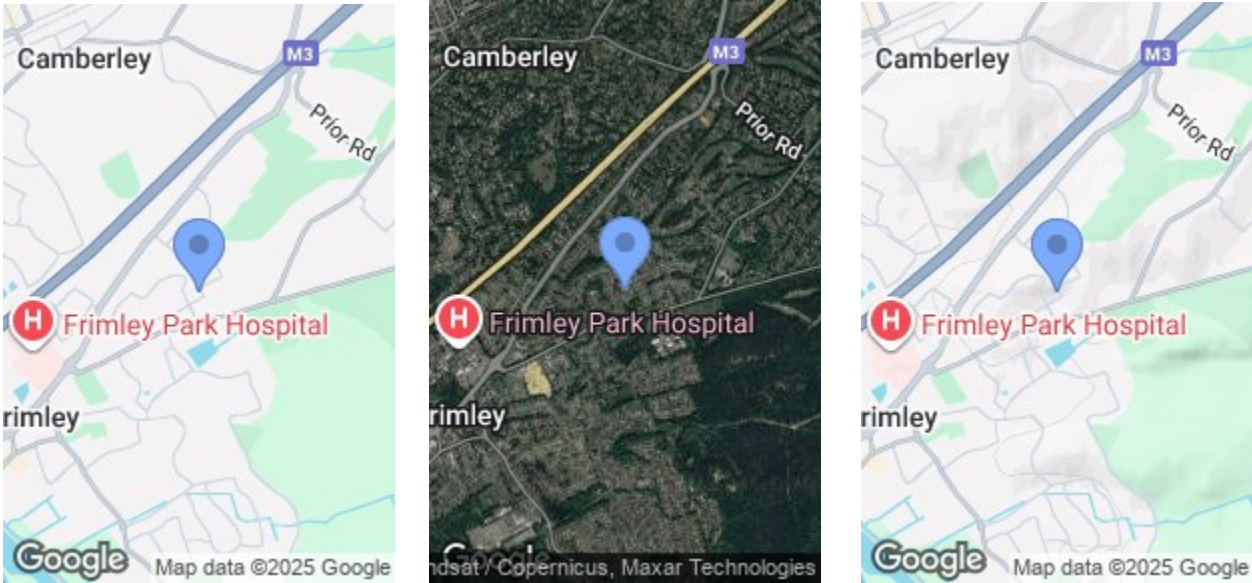




ROAD MAP

HYBRID MAP

TERRAIN MAP



MULGRAVE ROAD, FRIMLEY, CAMBERLEY GU16
OFFERS IN EXCESS OF £625,000

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



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





MAIN FEATURES

- Detached Family Home
- Spacious Corner Plot Position
- Five Bedrooms
- Outbuilding - Gym
- Garage & Driveway Parking
- Large Living/Dining Room
- Scope To Extend STPP
- Close To Well Regarded Schools

FULL DETAILS

Entrance Hallway

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

WC

Wash hand basin and low level WC.

Living/Dining Room

24'5 x 18'0 (7.44m x 5.49m)

Log burner with wooden surround, wood flooring and doors leading to the garden.

Kitchen/Breakfast Room

21'7 x 12'6 (6.58m x 3.81m)

Range of base and eye level units, breakfast bar, two sinks, rangemaster cooker with gas hob, extractor hood and space for; dishwasher, washing machine, tumble dryer and fridge/freezer. Partly tiled walls and linoleum flooring.

Bedroom Three

15'8 x 11'8 (4.78m x 3.56m)

Carpet flooring.

Bedroom Four

15'8 x 10'0 (4.78m x 3.05m)

Carpet flooring.

Shower Room

Shower cubicle, wash hand basin, low level WC, tiled flooring and tiled walls.

First Floor Landing

Laminate flooring.

Bedroom One

15'6 x 11'8 (4.72m x 3.56m)

Wardrobes and laminate flooring. Door leading through to;

En Suite

Bath, low level WC, wash hand basin, tiled walls and tiled flooring.

Bedroom Two

11'7 x 9'6 (3.53m x 2.90m)

Carpet flooring.

Dressing Room

11'7 x 7'6 (3.53m x 2.29m)

Wardrobes and carpet flooring.

Bedroom Five

10'8 x 10'0 (3.25m x 3.05m)

Laminate flooring.

Bathroom

Bath, shower, low level WC, wash hand basin, partly tiled walls and tiled flooring.

To The Rear

Lawned area, patio area and access to the garage.

Gym

14'0 x 13'0 (4.27m x 3.96m)

To The Front

Decking area, lawned area, mature planting and side access to the rear of the property. Driveway parking and access to the garage and store.

Garage

17'5 x 16'4 (5.31m x 4.98m)

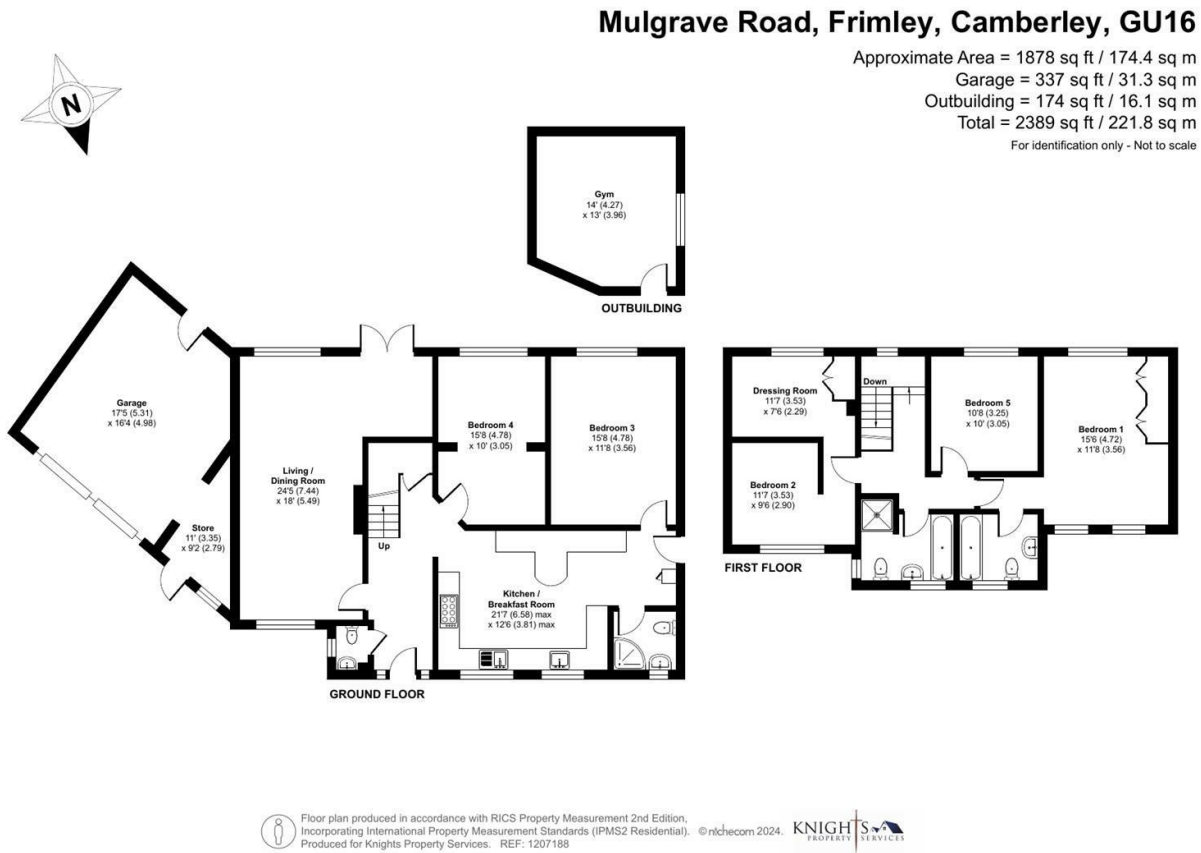
Store

11'0 x 9'2 (3.35m x 2.79m)

Council Tax

Band G.

FLOORPLAN



MULGRAVE ROAD, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - Knights are excited to market for sale this unique detached home in Frimley, which occupies a spacious corner plot position. The versatile property comprising; 'L' shaped living/dining room, spacious kitchen/breakfast room, shower room, bathroom, ground floor WC and five bedrooms with an en suite to bedroom one and dressing room to bedroom two. The home benefits from a heat source pump, solar panels and even further potential to extend STPP. Externally there is a low maintenance rear garden with access to the garage and a detached gym. To the front you have a garden which is mainly laid to lawn with decking area and access to the driveway parking. There is also a garage and store. As well as being situated for good transport links, you are also within close proximity of well regarded schools.