



Fern Close | Frimley | Camberley | GU16 9QU

Guide Price £585,000 Freehold

*Waterfords* W  
Residential Sales & Lettings

Fern Close | Frimley  
Camberley | GU16 9QU  
Guide Price £585,000

Waterfords are delighted to present to the market this four-bedroom link-detached family home in a sought-after location offering walking distance to outstanding schools.

- NO CHAIN
- Large Driveway
- Catchment to outstanding schools
- LOCAL TAX BANDING E
- Refurbished Kitchen & Bathroom
- TWO Bathrooms
- Close proximity to local amenities
- EPC RATING D

## Outside

To the rear is an easily maintained rear garden, which is private currently comprising of a large area of patio perfect for entertaining leading onto a beautiful lawn area, shrubbery bordering around the garden and a larger than average wooden constructed shed, outside tap, side gate giving access leading to the front of the property. To The Front Area laid to hard garden landscaping with shrub and flower beds, large driveway situated to the front of the property offering driveway parking for four cars as well as benefitting from a garage.



4 BEDROOM  
HOUSE - NO  
CHAIN



## Location

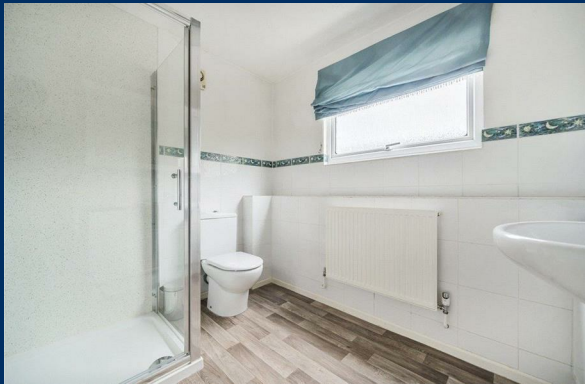
Situated in a cul-de-sac off Old Bisley Road the property is within close proximity to local amenities. Camberley and Frimley high streets are only a short drive away offering a wealth of shops and restaurants. The property is within catchment of outstanding schools including Ravenscote and Tomlinscote School. The property also offers a short walk to Frimley fuel allotments.

## Description

Waterfords are proud to market this superbly and beautifully presented, four-bedroom link-detached family home offered to the market with no onward chain. This friendly neighbourhood is conveniently situated within close proximity to popular local schools, transport facilities, shops, golf club and Frimley and Camberley town centre. Upon entering the welcoming hallway, you are led to the modern kitchen which is fitted with an excellent range of bespoke units, generous work surfaces/cupboard space, fitted oven, also offering side access to the garden. Off the hallway is the recently modernised downstairs family bathroom, to the front of the property you have the two downstairs double bedrooms, both bedrooms offer built in wardrobe. Finishing off the downstairs you have the large rear aspect living/dining room, the room benefits from a stunning feature gas fireplace and dual aspect giving natural light to the rooms. The living room gives rear access to the property via French doors leading to the patio area.

To the first floor, the landing affords access to two excellent double bedrooms and a family showeroom suite. With the master bedroom providing built-in storage. You will also find four additional storage cupboards located via both bedrooms into the eaves.





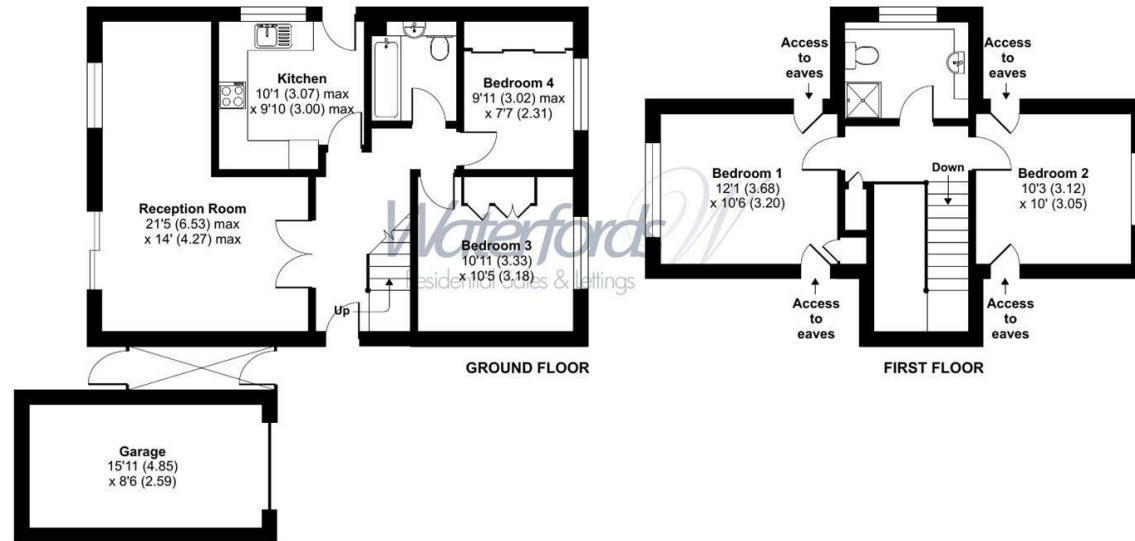
## Fern Close, Frimley, Camberley, GU16

Approximate Area = 1107 sq ft / 102.8 sq m (excludes void)

Garage = 136 sq ft / 12.6 sq m

Total = 1243 sq ft / 115.4 sq m

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntheccom 2023. Produced for Waterfords. REF: 947807

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			74
(55-68) D		59	
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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