



Tichborne Close | | Frimley | GU16 8RP

Offers In Excess Of £625,000

Freehold

Waterfords W
Residential Sales & Lettings

Tichborne Close |
Frimley | GU16 8RP
Offers In Excess Of £625,000

An extended semi-detached house that boasts three spacious reception rooms and four double bedrooms with an ensuite, outside is a large secluded garden.

Step inside and discover a bright and airy open plan kitchen/dining room, ideal for hosting dinner parties or enjoying family meals together. The feature fireplace in the living room adds a touch of character and warmth to the space, creating a cosy atmosphere during the colder months.

Outside, you'll find a large driveway providing ample parking space for you and your guests.

Located in a desirable area built in 1959, this property is within walking distance to schools, making it a perfect choice for families with children. Whether you're looking to settle down or simply upgrade to a more spacious home, this property offers the perfect blend of comfort and convenience.

Don't miss out on the opportunity to make this house your own - schedule a viewing today and start envisioning the possibilities that await you at Tichborne Close, Frimley.



AVAILABLE TO
VIEW WITH
WATERFORDS



- Four Double Bedrooms
- Walking distance to convenience stores
- Open Plan Kitchen/Dining Room
- Converted garage into used reception room and WC.
- End Cul De Sac Location
- Ensuite to principle Bedroom and further family bathroom
- Large secluded garden backing onto Camberley Heath Golf Course
- Within Catchment Area of Prior Heath, Ravenscote & Tomlinscote
- Large driveway for several cars
- Council Tax Band E

Location

The property is situated in a popular quiet cul-de-sac location in Frimley. The property is walking distance from a number of local schools including Prior Heath, Ravenscote & Tomlinscote. There are also a number of local shops nearby and it is only a short journey from Frimley village centre and train station as well as Junction 4 of the M3 and Frimley Park Hospital.

Description

Upon entering this beautiful family home you are greeted by a spacious hallway, there is a generous living room with dual aspect windows and a feature fire place, perfect for cosy gatherings with friends and family. There is a modern open plan kitchen/dining room with bi-fold doors leading the landscaped rear garden creating a room filled with natural light. The ground floor is completed by a W/C and additional reception room that could make a perfect playroom or home office space. Upstairs, the property features Four double bedrooms ideal for family life. Bedroom One also includes a en-suite shower room and the property is completed by a further modern family bathroom.

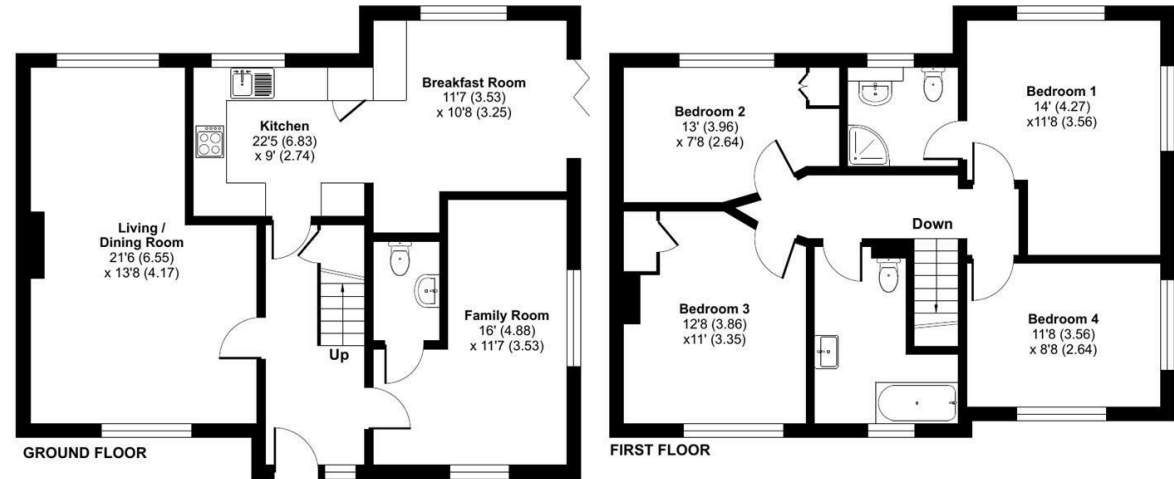
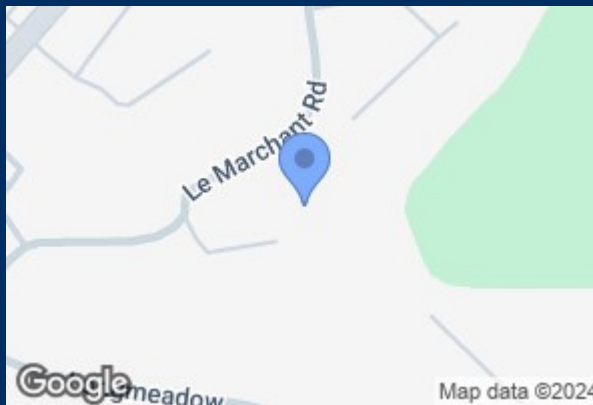
Outside

Externally, the front of the property features a generous driveway with parking for multiple cars and a garden area laid to lawn. To the rear, there is a large secluded garden with patio area, perfect for entertaining and alfresco dining.

Tichborne Close, Frimley, Camberley, GU16

Approximate Area = 1490 sq ft / 138.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Waterfords. REF: 1180605



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			83
(11-11) B			
(10-10) C		68	
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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