



Le Marchant Road | Frimley | Camberley | GU16 8RN

Price Guide £600,000

Freehold



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Camberley | GU16 8RN
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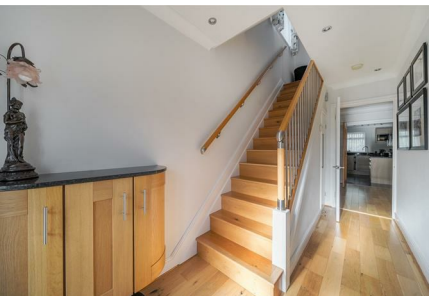
An extremely well presented and extended home enjoying a secluded 95ft rear garden benefitting from a 18ft kitchen/dining room, a home office or 4th bedroom and a separate utility room.

- 3 or 4 bedrooms
- 21ft Living room
- 18ft kitchen/dining room
- Utility room
- Study/4th bedroom
- Downstairs shower room
- 95ft garden
- Garage and driveway

Description

This extended and extremely well presented home is approached by the entrance hall with stylish oak finished staircase to the first floor, a useful entrance lobby with floor to ceiling cupboards leads to the 21ft Living room. A key feature of this home is the 18ft oak fitted kitchen/dining room, with a central island and a range of integrated appliances, and the dining area has French doors to the garden. A utility room is adjacent to a downstairs shower room and next to the study/4th bedroom. Upstairs, three bedrooms are served by a refitted bathroom.





Outside

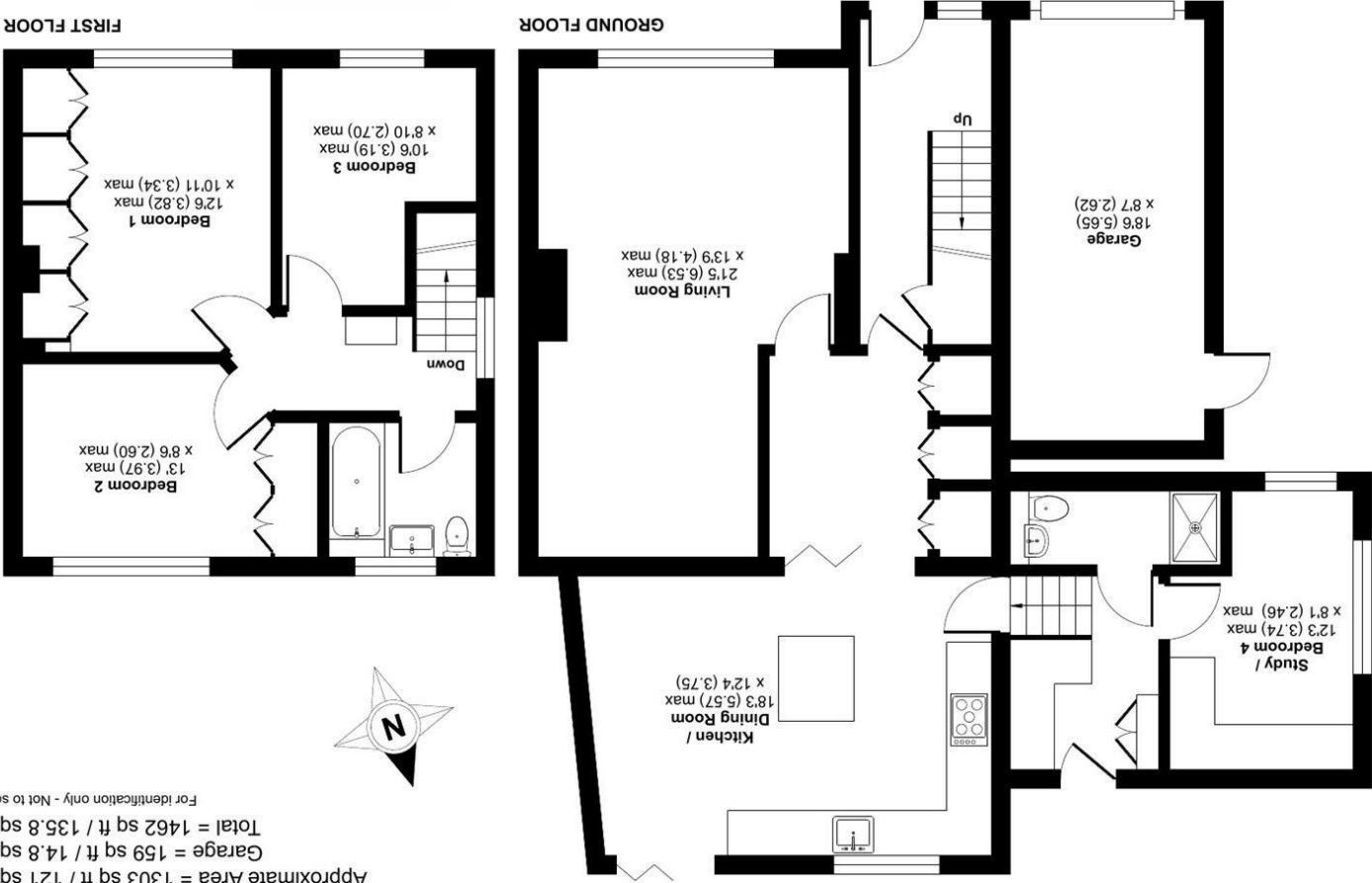
The property is approached by a driveway with parking for several cars and leads to a single garage. A timber gate gives access to the secluded rear garden with both patio and lawned area, the whole enclosed by mature hedges and has a seating area with pergola towards the rear, a timber shed and an outdoor kitchen/BBQ area.

Location

The property is situated in a popular residential location between Camberley and Frimley. The property is within easy reach from a number of local schools including Prior Heath, Ravenscote and Tomlinscote. There are also a number of local shops nearby and it is only a short journey to Frimley village centre and train station as well as Junction 4 of the M3 and Frimley Park Hospital.

Le Marchant Road, Camberley, GU16

Approximate Area = 1303 sq ft / 121 sq m
Garage = 159 sq ft / 14.8 sq m
Total = 1462 sq ft / 135.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nchocom 2024.
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Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-80)
Very energy efficient - lower running costs	
82	66



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