



The Ridings | Frimley | Camberley | GU16 9RA

Price Guide £800,000 Freehold

Waterfords W
Residential Sales & Lettings

The Ridings | Frimley
Camberley | GU16 9RA
Price Guide £800,000

This extended family home occupies a secluded 5th of an acre plot and has accommodation approaching 2,000 sq. feet. It is situated in a pleasant cul-de-sac conveniently located for Tomlinscote and Ravenstone schools. No onward chain.

- 5 bedrooms
- Family room
- Conservatory
- Secluded garden
- Ensuite shower room
- Living room
- Dining room
- No onward chain

Accommodation

This extended 5 bedroom detached home is approached by a entrance hall with a downstairs cloakroom. The dual aspect living room has doors opening to the conservatory and doors lead to the garden. The living accommodation includes a side aspect dining room adjacent to the kitchen, this has a good range of cabinets, a range of integrated appliances and served by a separate utility room. Upstairs the main bedroom enjoys views over the rear garden, built-in wardrobes and an ensuite shower room, the remaining bedrooms are served by a modern white bathroom suite.



No onward chain



Outside

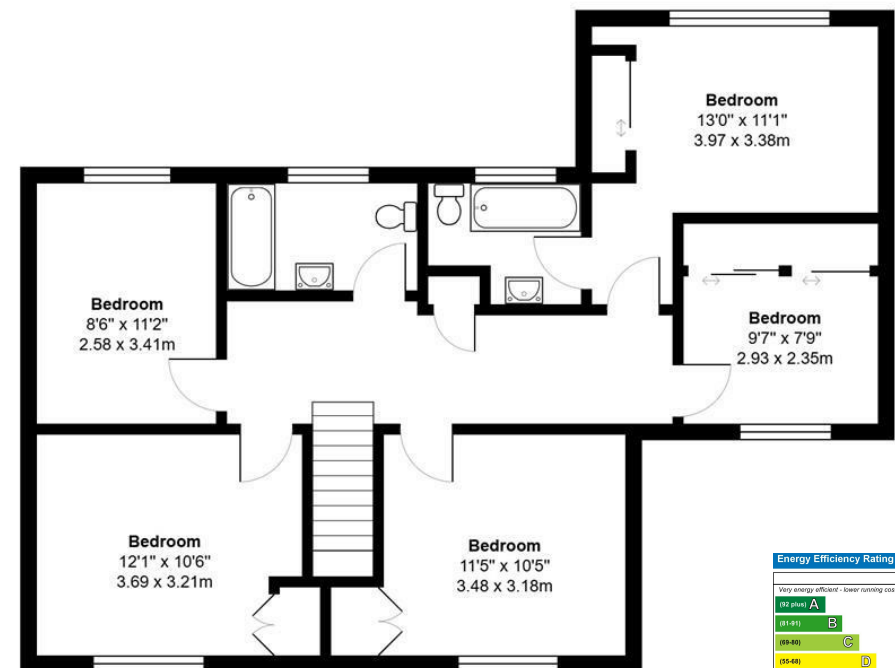
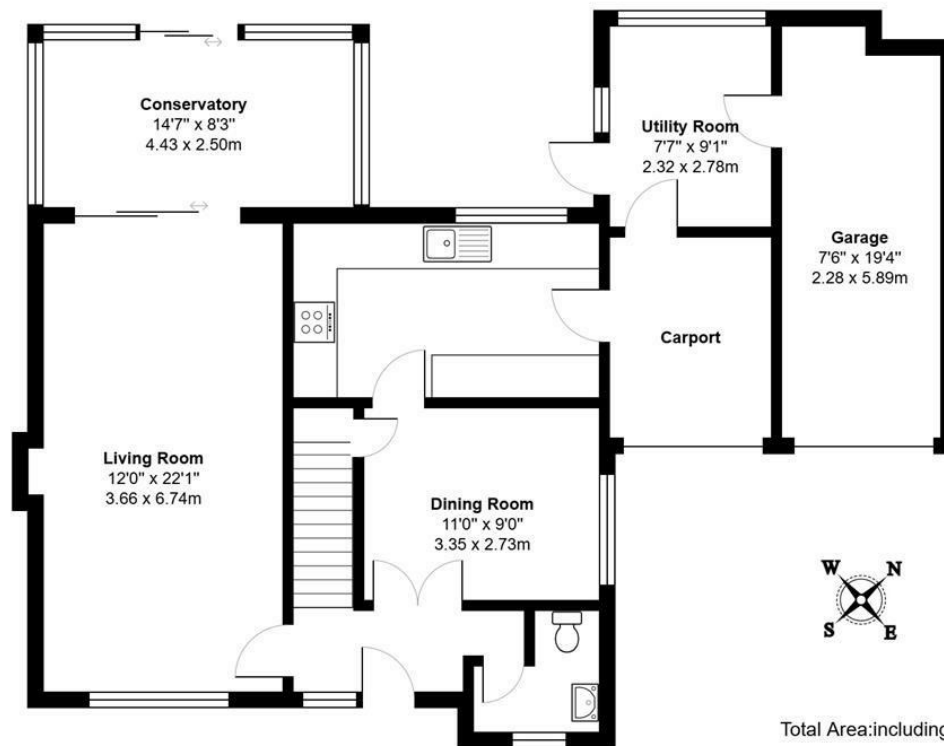
The property has a driveway leading to the garage and carport, a timber gate gives access to the delightful rear garden, it enjoys a full width patio and the lawn extends to approximately 95ft and enjoys a secluded outlook.

Location

Situated in a cul-de-sac off the Old Bisley Road, the property is within a convenient location 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, whilst the commuter has easy access to the M3 and the A325.



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Total Area:including garage 2251 ft² ... 209.2 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
More energy efficient - lower running costs	Current	Potential
(91-100) A		81
(81-90) 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

27 High Street
Camberley
Surrey
GU15 3RB
01276 66566
camberley@waterfords.co.uk