



Westerdale Drive | Frimley | Camberley | GU16 9RB

Offers Over £900,000 Freehold

Waterford's W
Residential Sales & Lettings

Westerdale Drive | Frimley
Camberley | GU16 9RB
Offers Over £900,000

SALE AGREED BY WATERFORDS - This immaculately presented 4 bedroom detached home has a landscaped plot approaching 0.25 of an acre and enjoys in excess of 2,100 sq ft of living space. Located in a quiet cul-de-sac location with easy access to schools of all ages including Tomlincote and Ravenscote.

- Four double bedrooms
- Three bathrooms
- Walk-in dressing room
- 30ft Kitchen/Dining/Sitting room
- Living room
- Family room
- 0.23 of an acre plot
- 15ft x 15ft garden studio
- Immaculate decorative order.
- Tomlinscote school catchment area

Accommodation

The front door opens to the entrance hall with a cloakroom, a key feature of the property is the rear aspect 30ft kitchen/dining/sitting room with French doors to the garden and an excellent range of kitchen cabinets complimented by integrated appliances. The sitting area has pocket doors opening to the front aspect Living room and the living accommodation is further complimented by a family room. The first floor accommodation comprises a master bedroom with a dressing room and ensuite shower room, there are three further bedrooms, with a further ensuite shower room, and all rooms served by a separate bathroom.



Cul-de-sac
location



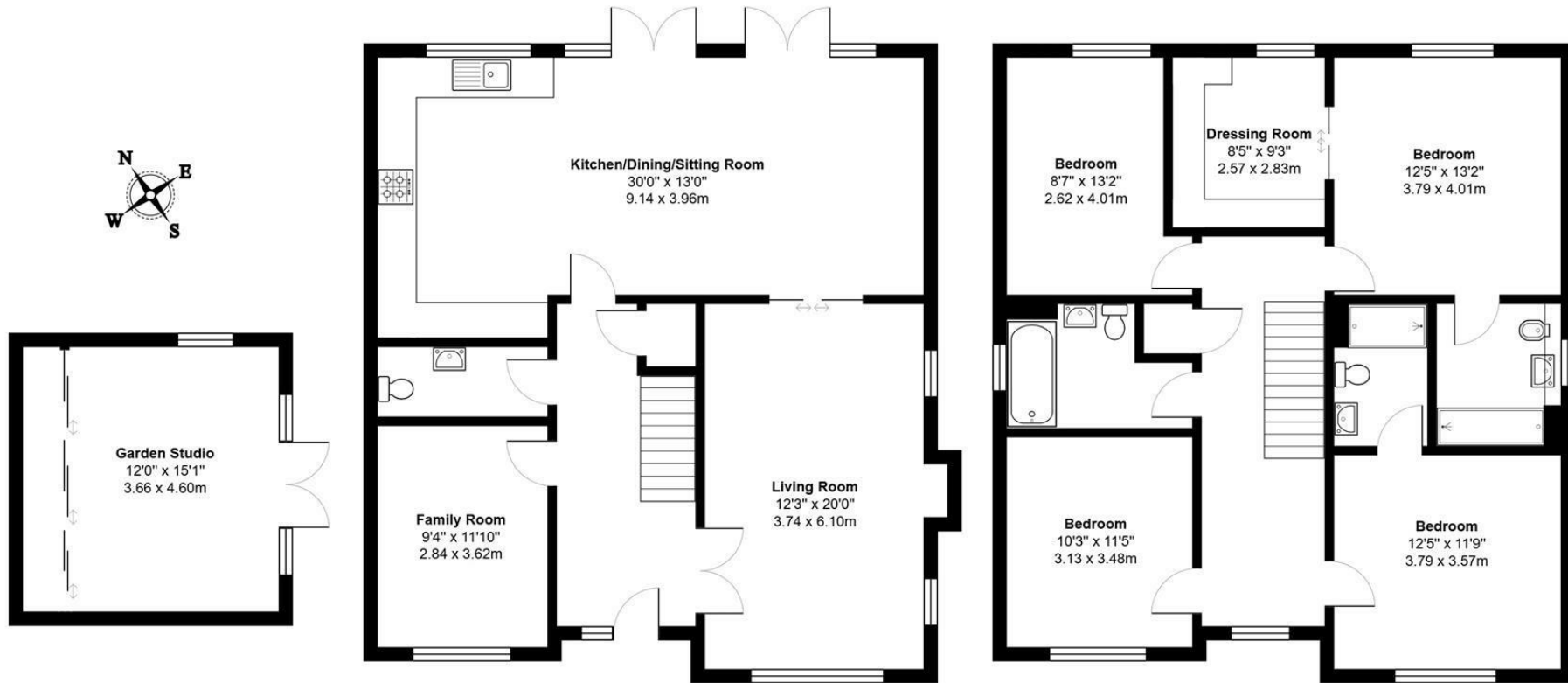
Outside

The property is to the end of a cul-de-sac and has a driveway with parking for two cars and the addition of a visitors parking space. The rear garden has been professionally landscaped and has a porcelain patio leading to a level area of artificial lawn, to the left is a further area of lawn extending to the side with a garden studio currently used as a Gym. The overall plot extends to 0.25 of an acre.

Location


Situated at the end of a quiet 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.

Westerdale Drive, Frimley, Camberley, GU16 9RB



Total Area: 2171 ft² ... 201.7 m² Including Garden Studio

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		87
81-91	B		
69-80	C	79	
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	

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