



Old Pond House

Tomlins Avenue | Frimley | Camberley | GU16 8LJ

Price Guide £1,095,000 Freehold

Waterford's *W*
Residential Sales & Lettings

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Situated conveniently for Tomlinscote and Ravenscote Schools is this well presented and extended five bedroom family home which enjoys accommodation of 2,800 sq. ft which includes a 24ft Kitchen/Dining/Sitting room and sits in a 0.4 acre plot.

- Five double bedrooms
- Ensuite shower room
- 30ft Living room
- 24ft Kitchen/Dining/Sitting Room
- Family room and Study
- 0.4 of an acre
- Double garage and carport
- Close to Tomlinscote School

Accommodation

This well presented and extended home offers 2,800 sq. ft. of accommodation, the spacious entrance hall leads to the 30ft dual aspect Living Room, 17ft Family Room and generously sized study. A key feature to this home is the dual aspect 24ft Kitchen/Dining/Sitting room, the kitchen has an excellent range of cabinets with a central island unit and a range of integrated appliances, the kitchen is complemented by a separate utility room. Upstairs, the 27ft principal bedroom has a range of built-in wardrobes and served by a ensuite shower room, four further double bedrooms, all with built-in wardrobes are served by a family bathroom and downstairs shower room.



2,800 square foot



Outside

The property occupies a plot approaching 0.4 of an acre, and has ample driveway to the front and the side leading to a carport and double garage. The rear garden has four landscaped zones with a large secluded patio with retaining walls to a lawned garden, vegetable garden and a further grassed area currently housing a chicken run and mature trees.

Location

Located adjacent to the picturesque Tomlins Pond, the property is within walking distance of the outstanding schools including Ravenscote and Tomlinscote School. Frimley and Camberley High Streets are only a short drive away offering a wealth of shops and restaurants, whilst the commuter has easy access to the M3, A331 and the A325 serving M25, London and the South Coast.



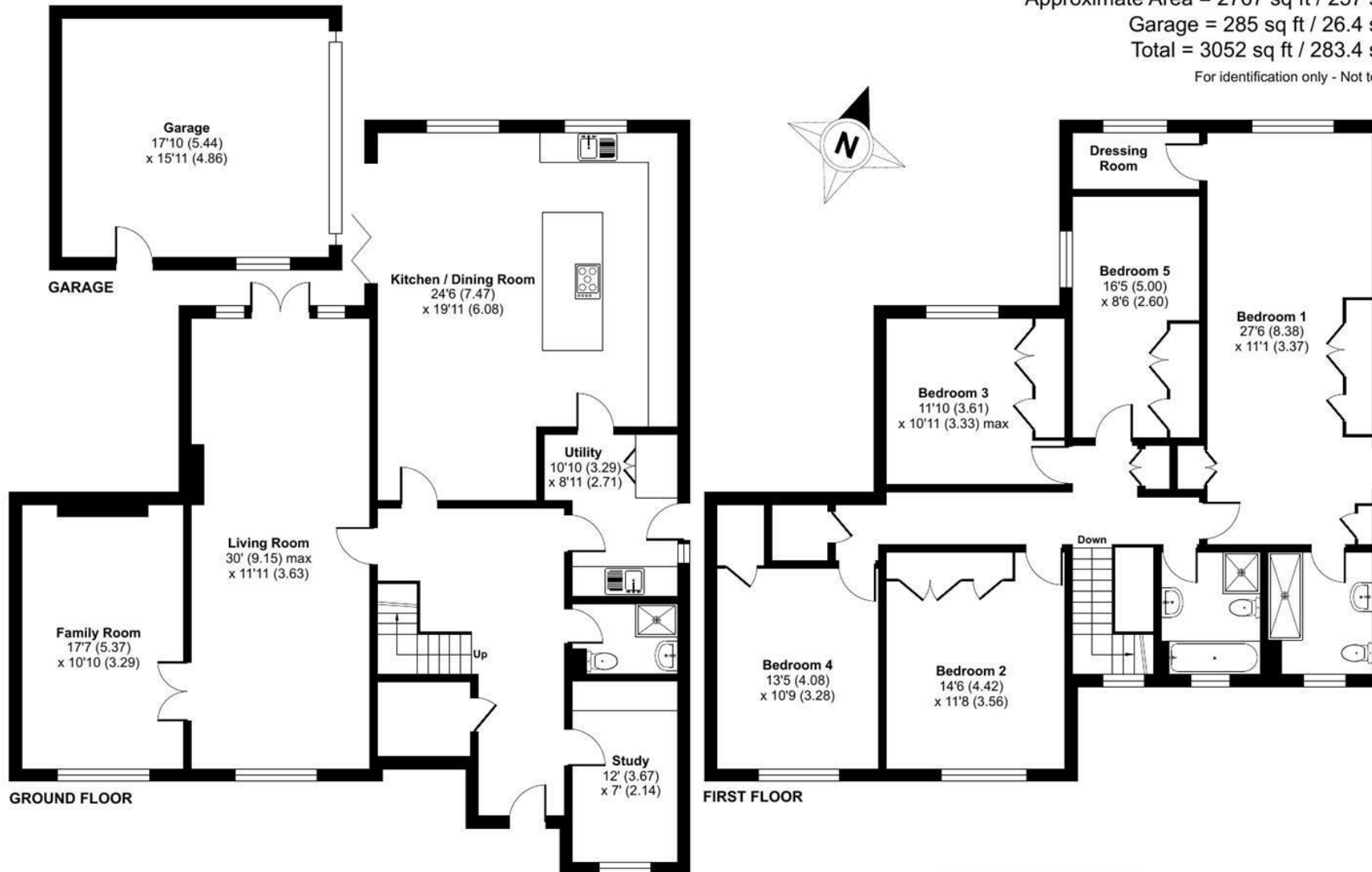
Tomlins Avenue, Frimley, Camberley, GU16

Approximate Area = 2767 sq ft / 257 sq m

Garage = 285 sq ft / 26.4 sq m

Total = 3052 sq ft / 283.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	79
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Waterfords. REF: 1283667

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