



Westerdale Drive | Frimley | Camberley | GU16 9RB

Offers In Excess Of £900,000

Freehold



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Camberley | GU16 9RB
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NO ONWARD CHAIN - This well appointed 5 bedroom detached home has south facing garden and enjoys in excess of 2,500 sq ft of living space. Located in a quiet cul-de-sac location with easy access to schools of all ages including Tomlincoate and Ravenscote.

- 5 Bedrooms
- Two ensuite shower rooms
- 30ft Kitchen/Sitting/Dining room
- Garage and driveway
- NO ONWARD CHAIN
- Dressing Room
- Family bathroom
- South facing garden
- Cul-de-sac location

Accommodation

This well proportioned 5 bedroom home was built by Linden Homes, the front door opens to the entrance hall with a downstairs W/C. A key feature of the property is the rear aspect 30ft kitchen/dining/sitting room, with an excellent range of kitchen cabinets complimented by integrated appliances, and is open plan to the Dining area with French doors to the garden, the sitting area has pocket doors opening to the front aspect Living room and French doors open to a double glazed Conservatory, French doors the garden. The first floor accommodation comprises a master bedroom with a walk-in dressing room and an ensuite shower room, the three further bedrooms on the 1st floor, The second bedroom is served by a further ensuite shower room, and all rooms are served by a separate bathroom. Stairs lead from the galleried landing to the 2nd floor well proportioned 5th bedroom or Games Room.



Pleasant cul-de-
sac



Outside

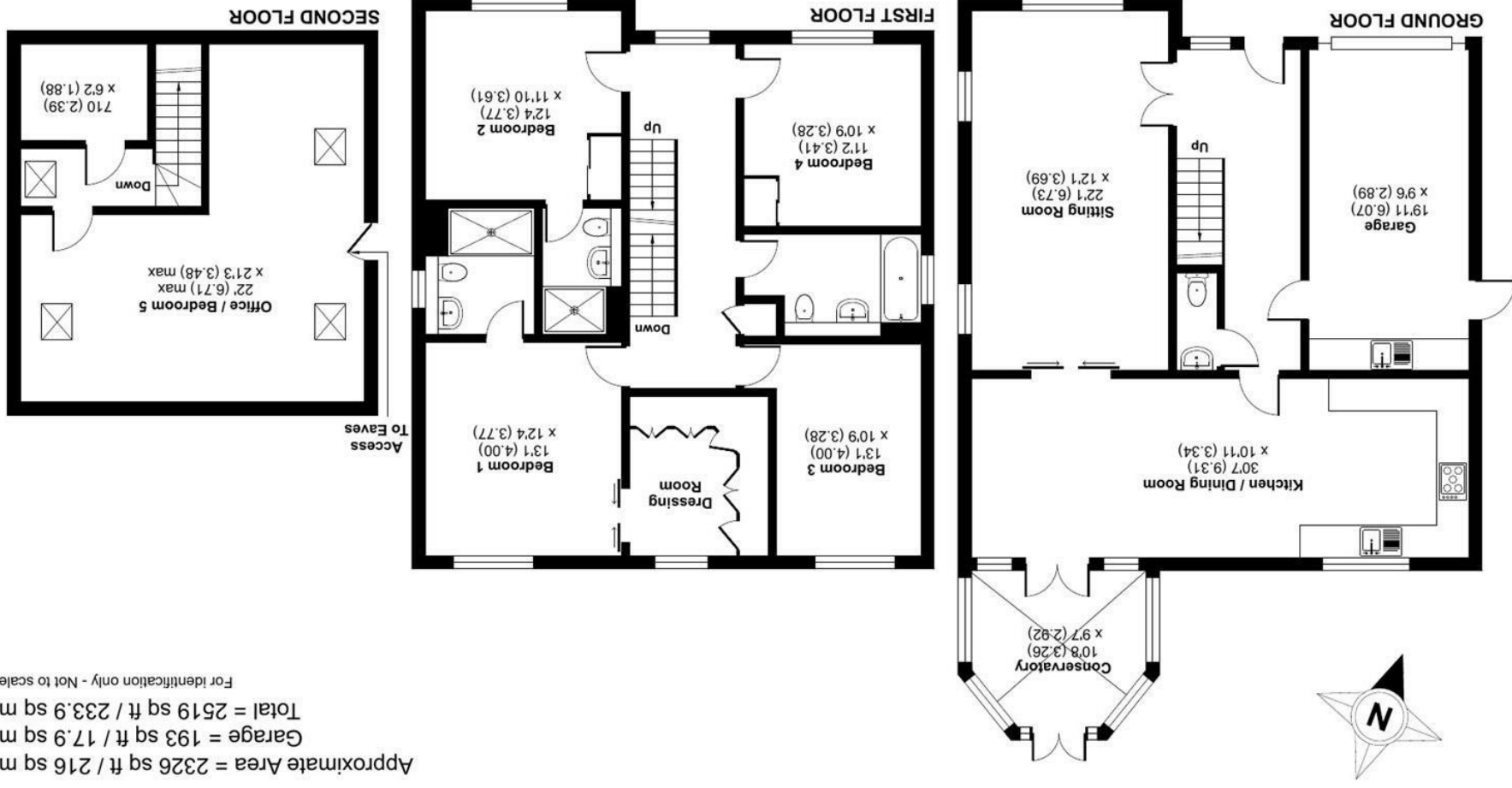
The property is approached by a driveway for 2-3 cars and leads to the single integral garage. A timber gate gives access to the rear garden, which enjoys a south facing and secluded outlook. The rear patio leads to a level lawn bordered by mature planting and the garden is divided by ranch style fencing and leads to an ornamental garden with mature trees. The garden extends to approximately 75ft.

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.



Approximate Area = 2326 sq ft / 216 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 2519 sq ft / 233.9 sq m



Energy Efficiency Rating	
England & Wales No energy efficient - lower running costs A (91-93) B (81-90) C (61-80) D (51-60) E (41-50) F (31-40) G (21) No energy efficient - higher running costs	EU Directive 2002/91/EC 82 87
Current	Proposed



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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27 High Street
Camberley
Surrey
GU15 3RB
01276 665666
camberley@waterfords.co.uk

camberley@waterfords.co.uk