



Osbornes
Independent estate agents

Sandringham Way | Frimley Camberley

A well-presented two-bedroom ground floor maisonette on the favoured Paddock Hill development in Frimley, benefiting from its own entrance, an enclosed rear garden, and garage

Two-bedroom ground floor maisonette | Favoured Paddock Hill development | Spacious living room with direct garden access | Enclosed rear garden | Garage & Parking | No Onward Chain

£285,000 | Leasehold

A well-presented two-bedroom ground floor maisonette on the favoured Paddock Hill development in Frimley, benefiting from its own entrance, an enclosed rear garden, a garage and parking. Extending to approximately 609 sq ft, the accommodation comprises an entrance hall with storage cupboards, a bright and generously proportioned living room with direct access to the garden, and a separate fitted kitchen with white cabinets, wood-effect worktops, a built-in oven and hob. Both bedrooms are finished in neutral tones with grey carpeting, creating a coordinated feel throughout. The bathroom features a white three-piece suite with a shower over the bath. The enclosed rear garden combines a paved patio, gravelled areas, a section of lawn and established planting, providing space for outdoor seating and dining. A garage and parking complete the property. Paddock Hill is situated approximately equidistant from Frimley High Street and Frimley Green village. Frimley offers a selection of shops, including Waitrose, together with a railway station, while Frimley Park Hospital and access to junction 3 of the M3 are close by. Frimley Green provides further local shops, a recreation ground and Frimley Lodge Park, with picturesque walks along the Basingstoke Canal. A Tesco Express and pharmacy also serve the local area. Nearby schools include Sandringham Infant and Nursery School, Frimley Church of England Junior School, Tomlinscote School and St Augustine's Catholic Primary School. The property has a lease of 189 years from 1980, with no ground rent or service charge. EPC Band: C Council Tax Band: C Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be checked and

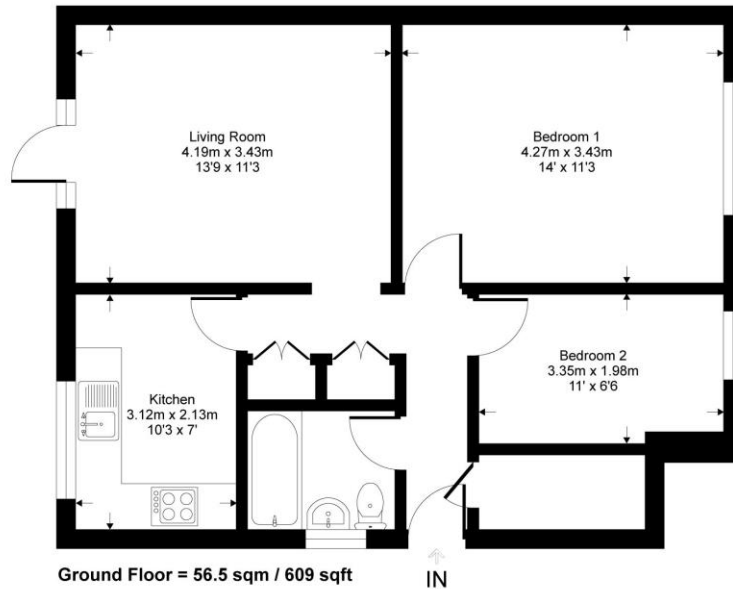


confirmed by your Solicitor prior to exchange of contracts.



Sandringham Way

Approximate Gross Internal Area = 56.5 sq m / 609 sq ft



Osbornes
independent estate agents

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

