



Warren Rise | Frimley | Camberley | GU16 8SW

Price Guide £550,000 Freehold

Waterford's W
Residential Sales & Lettings

Warren Rise | Frimley
Camberley | GU16 8SW
Price Guide £550,000

This extended four bedroom detached home is located in a popular residential area convenient for Tomlinscote and Ravenscote schools, and offers well balanced accommodation and enjoys a secluded garden and a 15ft kitchen/breakfast room.

- 4 bedrooms
- 19ft Dining room
- 15ft kitchen/breakfast room
- Garage
- Ensuite shower room
- 19ft Living room
- Secluded garden
- Driveway

Accommodation

This extended home is approached by an entrance porch and a front door opens to the entrance hall with a downstairs cloakroom. The extended 15ft kitchen/breakfast room is fitted with a good range of shaker style cabinets and a selection of integrated appliances. The living accommodation benefits from a generously sized 19ft dining room giving access to the full width living room with French doors to the garden. Upstairs, the main bedroom has an ensuite shower room and the 3 further bedrooms are served by a refitted bathroom with bath and shower.

The property has planning permission to add an additional reception room and the foundations for the extension are already in place.



Tomlinscote catchment area



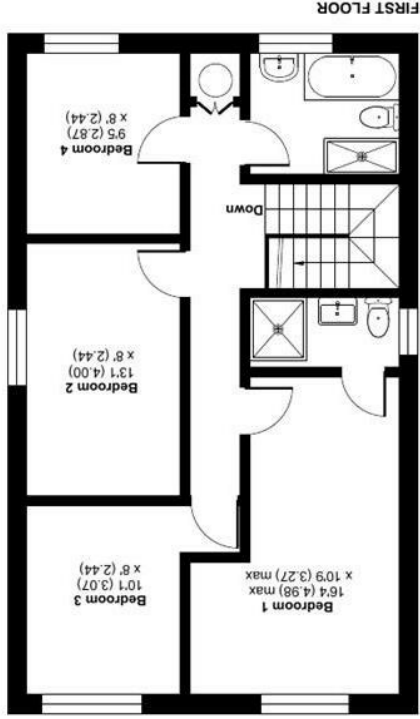
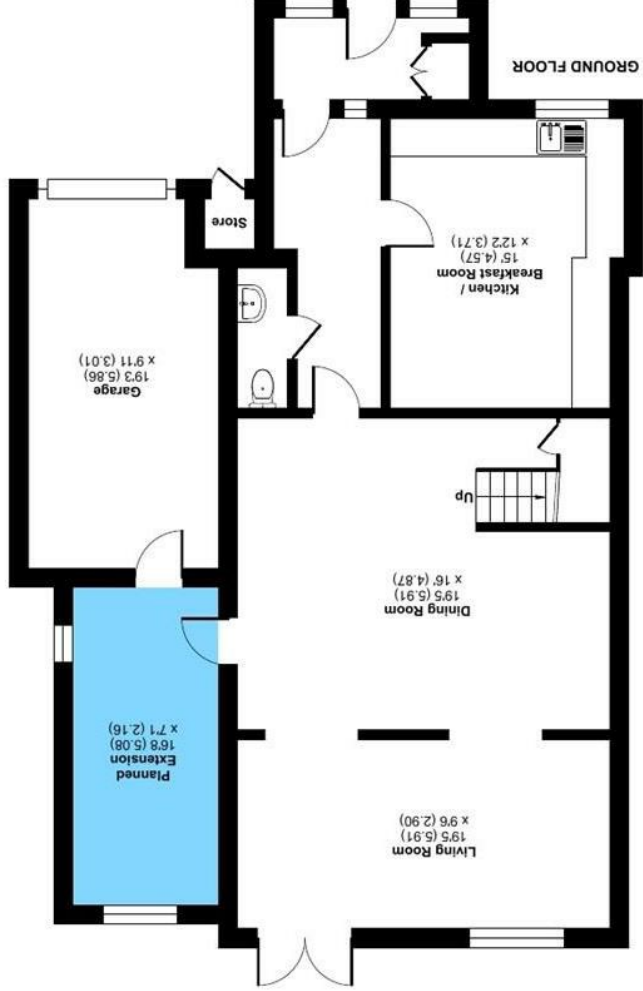
Outside

The property is approached by a driveway leading to the garage, The 75ft rear garden is non overlooked and backs onto Woodland, the large patio area leads to a low maintenance tiered garden with planting and steps leading to a lower section could be laid to lawn, the whole is enclosed by timber fencing.

Location

The property is situated in a popular and quiet residential road between Camberley and Frimley. The property is within easy reach from a number of local schools including Prior Heath, Ravenscote and Tomlinscote. There are also a number of local shops nearby and it is only a short journey to Frimley village centre and train station as well as Junction 4 of the M3 and Frimley Park Hospital.





Approximate Area = 1508 sq ft / 140 sq m
Garage = 184 sq ft / 17 sq m
Store = 7 sq ft / 0.6 sq m
Planned Extension = 118 sq ft / 11.2 sq m
Total = 1817 sq ft / 168.8 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-100)
Very energy efficient - lower running costs	
70	
77	

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