

## Sandringham Way, Camberley

- No Onward Chain!
- Large Private Driveway
- Three Large Bedrooms
- Landscaped Garden
- Garage
- Fully Refurbished Throughout
- Linked Detached
- Walking Distance To Frimley Highstreet

**Asking Price £500,000**

**Tenure: Freehold**

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# Sandringham Way, Camberley

## DESCRIPTION

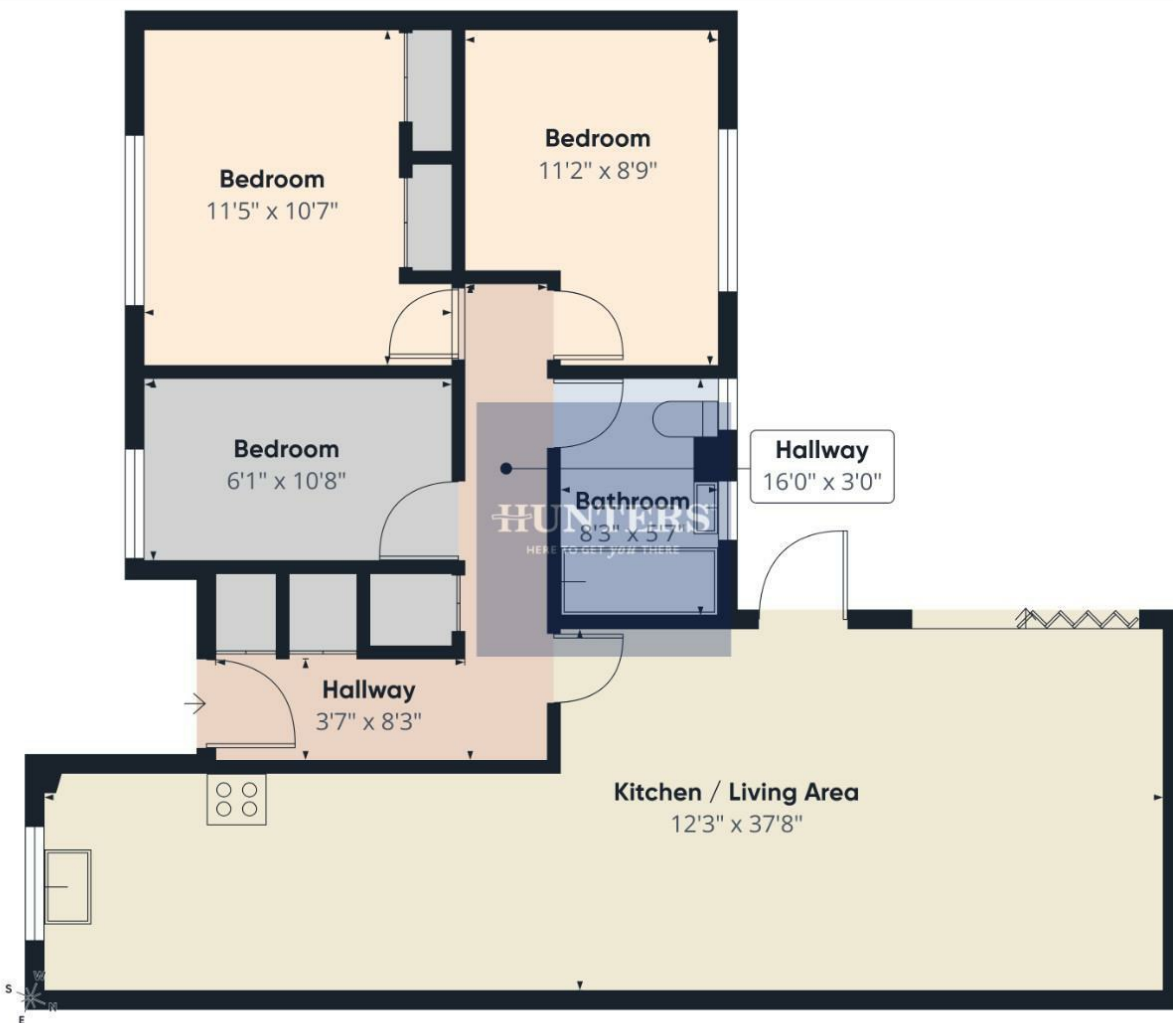
Situated on a beautiful private road in the heart of Frimley, this exceptional three double bedroom linked-detached bungalow has been fully refurbished throughout to a high standard and offers stylish, turnkey accommodation in a highly sought-after location.

The property is perfectly positioned within less than 0.5 miles of Frimley High Street and the local Waitrose, providing easy access to shops, cafés and everyday amenities, all while enjoying the peace and exclusivity of a private road.

Internally, the bungalow boasts three well-proportioned double bedrooms and bright, contemporary living spaces designed for both comfort and practicality. Externally, the property continues to impress with a fully landscaped garden, ideal for relaxing or entertaining. To the front, there is a large private driveway, a generous front garden, and the added benefit of a garage, offering ample parking and excellent kerb appeal.

Combining a prime central location, modern refurbishment and outstanding outdoor space, this superb bungalow is an ideal choice for buyers seeking convenience, privacy and high-quality single-level living in Frimley.





Approximate total area<sup>m</sup>  
820 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax: E

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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