



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



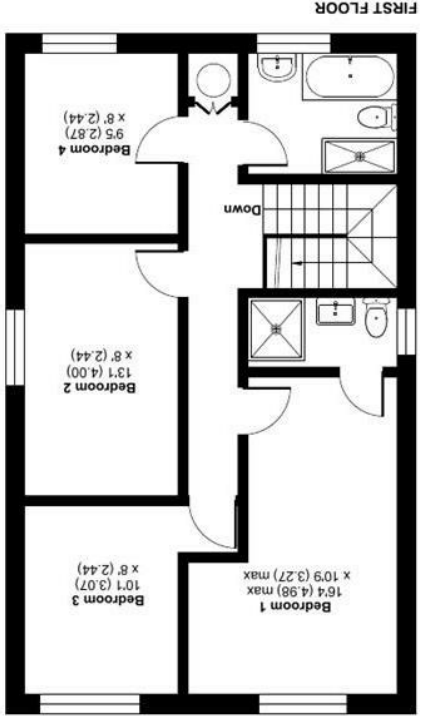
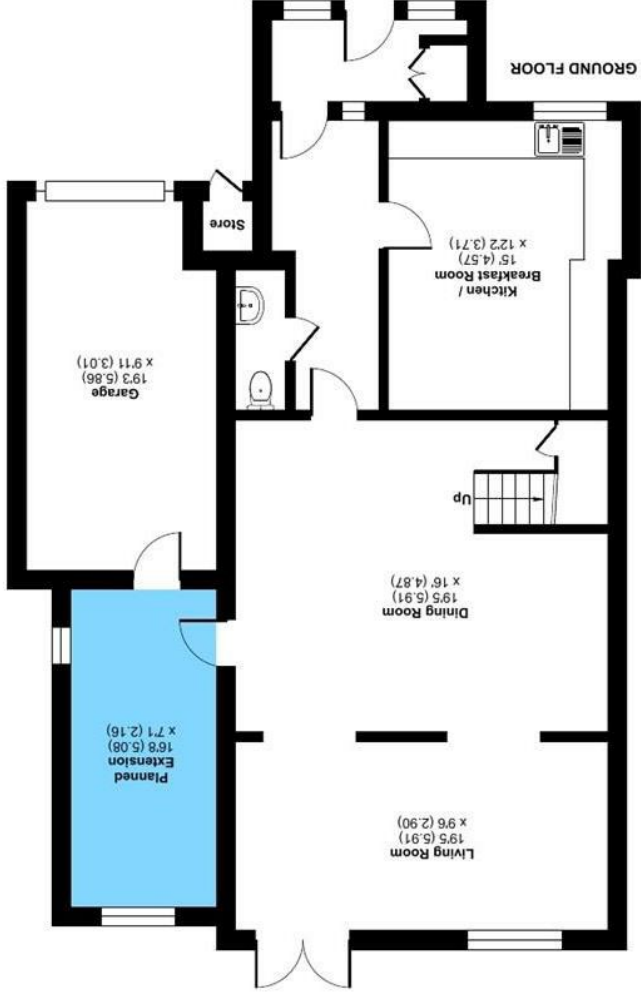
## Outside

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

## Warren Rise, Frimley, Camberley, GU16

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |
| Net energy efficient - higher running costs |           |
| G                                           | (1-20)    |
| F                                           | (21-30)   |
| E                                           | (31-40)   |
| D                                           | (41-50)   |
| C                                           | (51-60)   |
| B                                           | (61-70)   |
| A                                           | (71-91)   |
| Net energy efficient - lower running costs  |           |
| 70                                          | 77        |

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