



Westerdale Drive | Frimley | Camberley | GU16 9RB

Price Guide £900,000 Freehold



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Camberley | GU16 9RB  
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Located in a quiet cul-de-sac location with easy access to schools of all ages including Tomlinscote and Ravenscote, this immaculately presented 5 bedroom detached home has landscaped low maintenance gardens and enjoys 2,200 sq ft of living space. No onward chain

- 5 bedrooms
- Two ensuite bedrooms
- Utility room
- Tomlinscote catchment
- 24ft kitchen/sitting room
- 22ft living room
- Garage and driveway
- Cul-de-sac location

### Accommodation

This well presented home is approached by a front door opening to the entrance hall with a cloakroom, a key feature of the property is the 24ft L-shaped kitchen/dining/sitting room with the kitchen fitted by a white gloss kitchen with contrasting granite worksurfaces and a range of integrated appliances and complimented by a separate utility room. The dual aspect sitting and breakfast area have bi-fold doors to the side. The first floor accommodation has a dual aspect 22ft living room with French doors to the rear garden. In addition, the first floor accommodation comprises a master bedroom with a dressing area and ensuite shower room, French doors opening to the garden, and there are two further bedrooms, one could be used as a study. The second floor has two double bedrooms, one with an ensuite shower room, the other with a walk-in storage cupboard, both served by a separate bathroom.

Private cul-de-sac, Estate Management charge £360 p.a



Quiet cul-de-sac



## Outside

The property is approached by a driveway with parking for three to four cars leading to the 20ft garage. The rear garden can be accessed at both sides of the house, and has been extensively landscaped by the current owners and enjoys total seclusion, a variety of attractive planting with the added benefit of a low maintenance patio and a terraced artificial lawn.

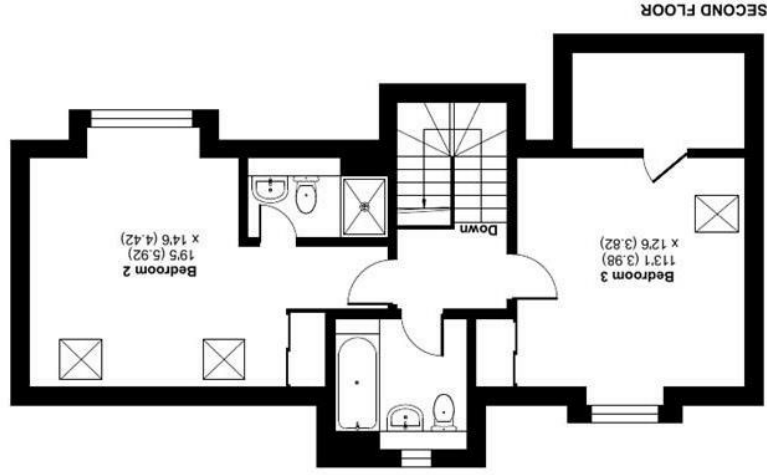
## Location

Situated in a quiet cul-de-sac off the Old Bisley Road, the property is within a convenient location to local amenities and within catchment of outstanding schools including St Augustines, Ravenscote and Tomlinscote Schools. Camberley and Frimley High Streets are only a short drive away offering a wealth of shops and restaurants, whilst the commuter has easy access to the M3 and the A325.

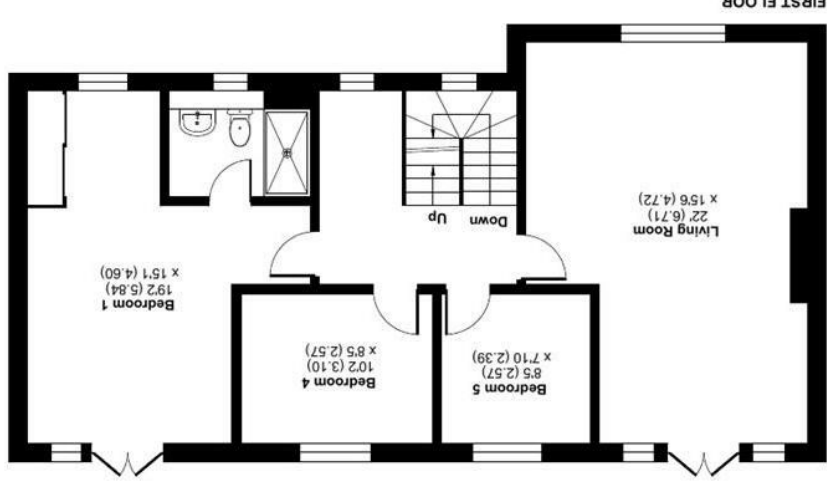


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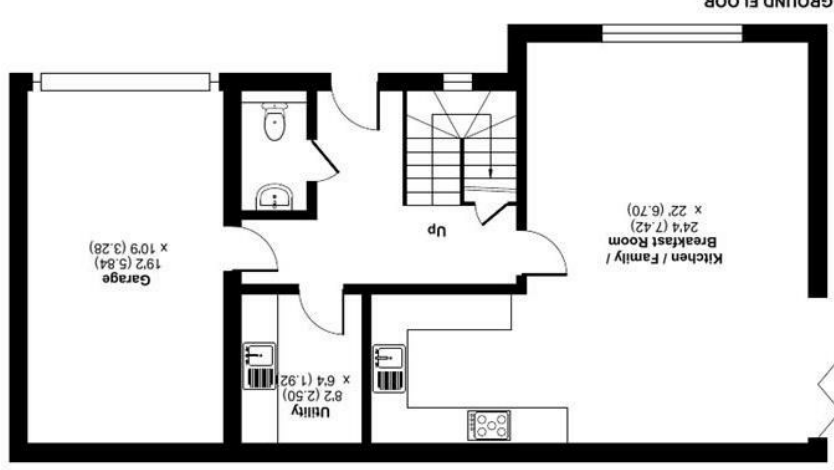
Approximate Area = 2119 sq ft / 196.8 sq m  
 Garage = 208 sq ft / 19.3 sq m  
 Total = 2327 sq ft / 216.1 sq m  
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Waterfords Residential Surveys & Lettings  
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Energy Efficiency Rating	
Current	Target
83	80
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales 2002/1/EC EU Directive	

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