Selbon
Simply Different

Le Marchant Road, Frimley, Camberley,
Hampshire, GU16 8RN
Guide price £475,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Three Bedrooms
- Off Street Parking and Garage
- Wonderful Potential
- Open Plan Living Room/Dining Room
- Semi Detached Home
- Low Maintenance Garden
- Kitchen With Breakfast Bar
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this charming semi-detached home, lovingly cared for by the same family for over 50 years, a true testament to the warmth and comfort it offers. The property gives the new owners great potential to put their own mark on this home.

Upon entering , you are welcomed by a bright and airy entrance hall, providing access to the main reception space, useful understairs storage, and the kitchen beyond.

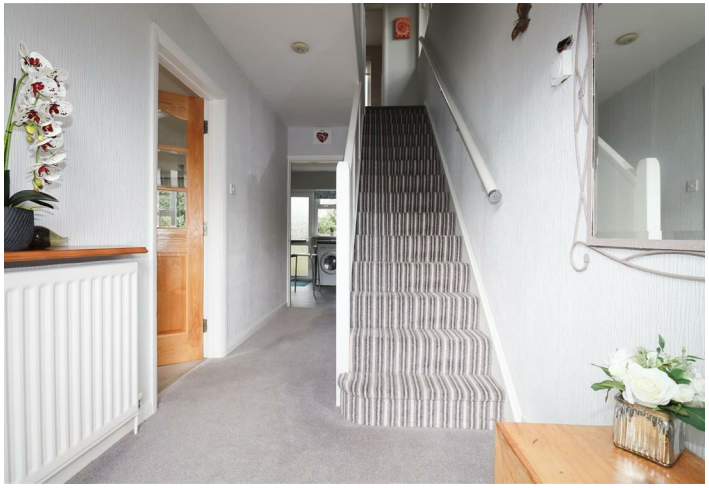
The heart of the home is the impressive dual-aspect, open-plan living and dining room. Flooded with natural light from large windows, this generous space is perfect for both relaxing evenings and entertaining family and friends. Meanwhile, the kitchen overlooks the rear garden and features a breakfast bar, ideal for casual dining, along with a range of eye and base level units offering ample storage, and a handy serving hatch to the dining area.

Upstairs, a light-filled landing leads to three well-proportioned bedrooms. The two principal bedrooms benefit from built-in storage, while the third bedroom offers flexibility as a child’s room, guest space or home office. These are all served by a family bathroom fitted with a classic three-piece white suite.

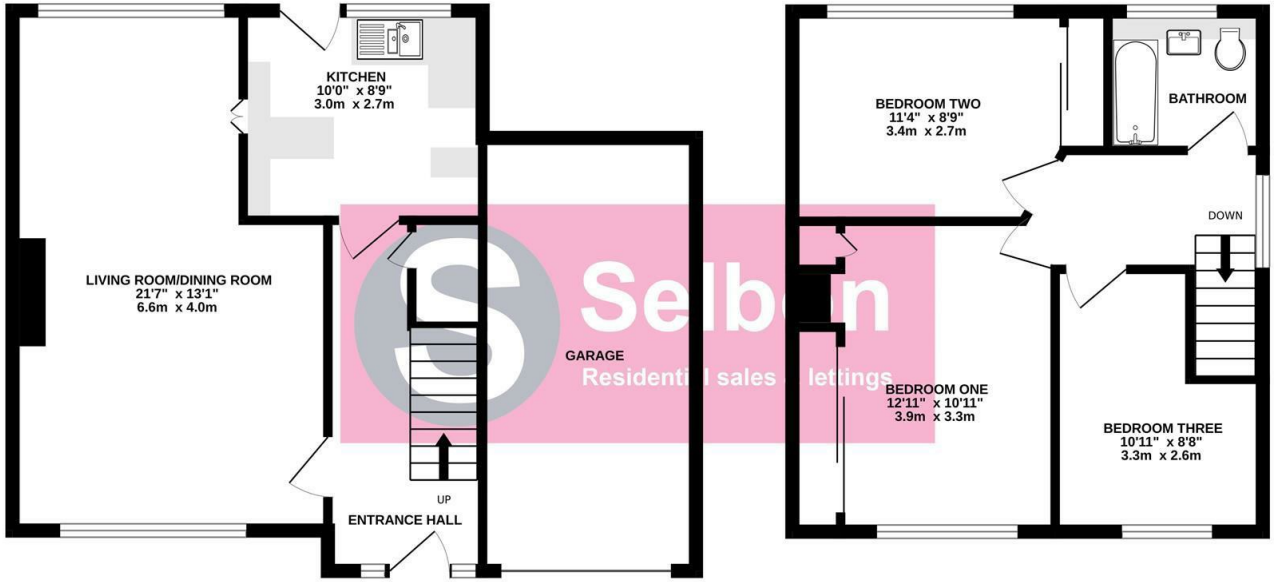
Externally, the property is approached via a driveway providing off-street parking for two vehicles and access to the garage. A side gate leads through to the low-maintenance rear garden, where a patio area offers the perfect spot for outdoor dining and enjoying the evening sun.

Situated in a highly sought-after residential location between Camberley and Frimley, the property is ideally placed for a range of well-regarded schools including. Local shops are within easy reach, while Frimley village centre, the train station, Frimley Park Hospital, and Junction 4 of the M3 are all just a short drive away, making this an ideal home for families and commuters alike.

An early viewing is highly recommended on this rare chance to acquire a truly special family home.



Floor Plans



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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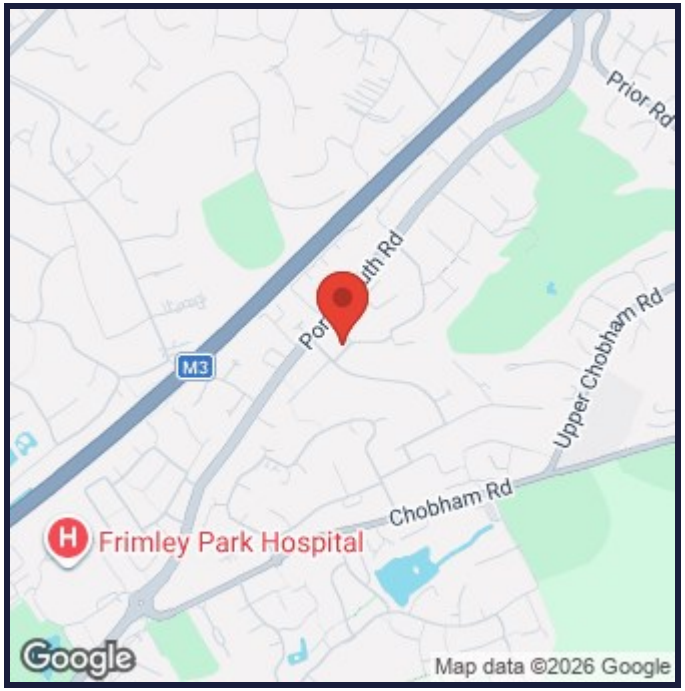
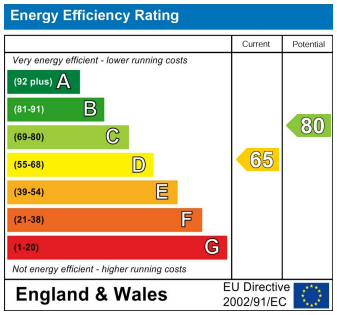
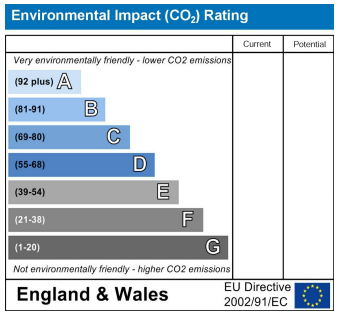
Area Map



Energy Performance Graph





Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: D

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