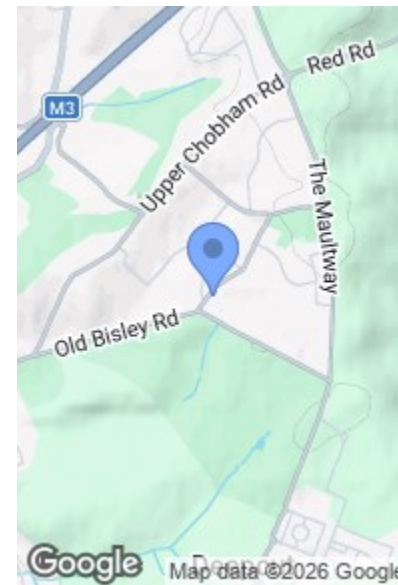
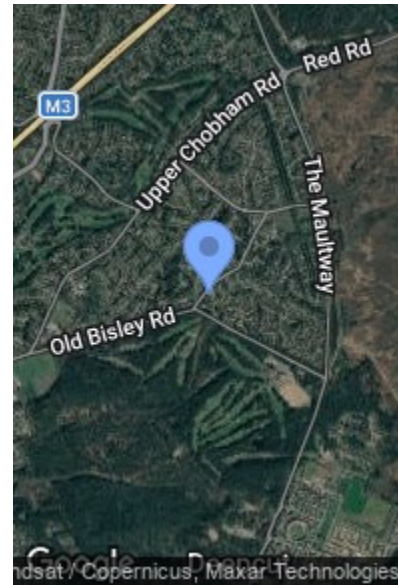




ROAD MAP

HYBRID MAP

TERRAIN MAP

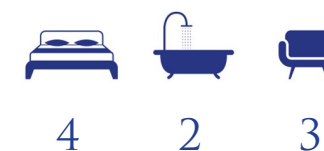


PATERSON CLOSE, FRIMLEY, CAMBERLEY GU16
OFFERS IN EXCESS OF £525,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	75	81
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

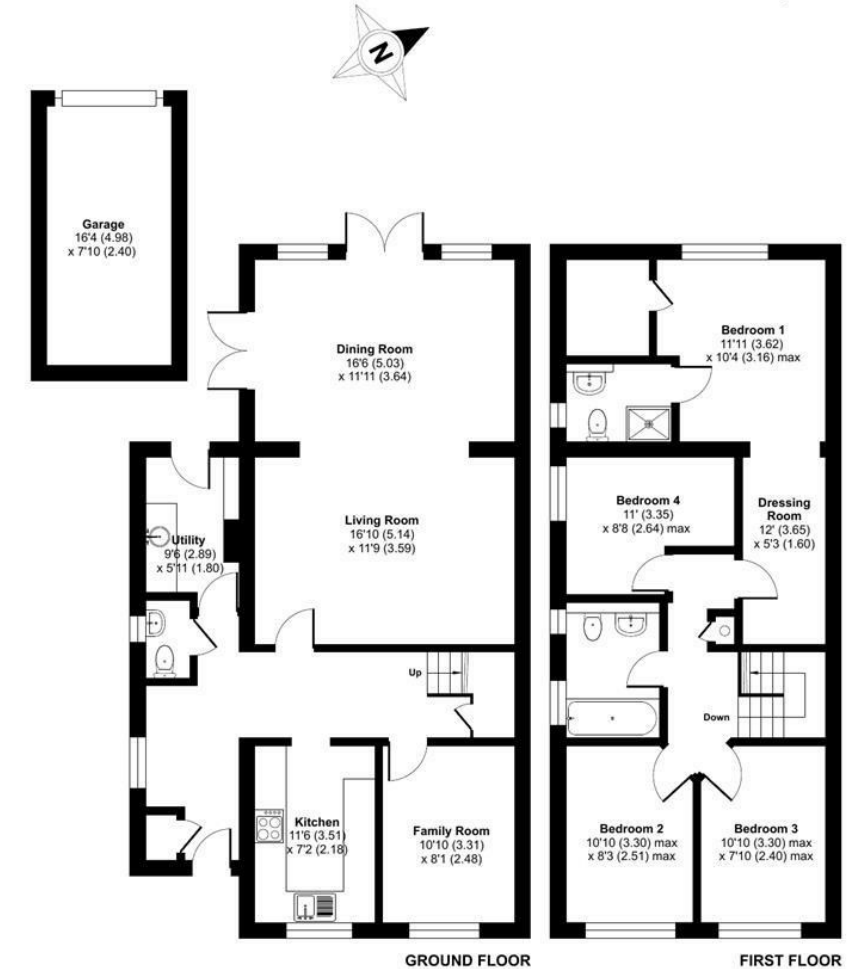




FLOORPLAN

Paterson Close, Frimley, Camberley, GU16

Approximate Area = 1543 sq ft / 143.3 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 1672 sq ft / 155.2 sq m
 For identification only - Not to scale



MAIN FEATURES

- Semi Detached Property
- Four Bedrooms
- Landscaped Rear Garden
- Close To Well-Regarded Schools
- En Suite, Dressing Room & Walk-In Wardrobe To Bedroom One
- Very Well Presented
- Three Reception Rooms
- Garage In A Block
- Close To Local Amenities

FULL DETAILS

Entrance Hall

Enter via front door, storage and laminate flooring.

Kitchen

Range of base and eye level units, sink, cooker, extractor hood and space for; dishwasher and fridge/freezer. Partly tiled walls and tiled flooring.

Utility

Storage units, sink and space for; washing machine and tumble dryer. Laminate flooring and door leading to the garden.

WC

Wash hand basin, low level WC and laminate flooring.

Family Room

Front aspect, feature wall and laminate flooring.

Living Room

Feature fireplace and carpet flooring. Leading into the;

Dining Room

Laminate flooring and doors leading to the garden.

First Floor Landing

Cupboard and carpet flooring.

Bedroom One

Rear aspect, carpet flooring and walk-in wardrobe with hanging space and sensor lighting. Door leading through to the;

En Suite

Shower cubicle, low level WC, wash hand basin, heated towel rail and laminate flooring.

Dressing Room

Carpet flooring.

Bedroom Two

Front aspect and laminate flooring.

Bedroom Three

Front aspect and laminate flooring.

Bedroom Four

Side aspect and carpet flooring.

Bathroom

Bath with shower, low level WC, wash hand basin with storage below, heated towel rail, partly tiled walls and tiled flooring.

To The Rear

Landscaped garden comprising; large patio area leading to area laid to artificial lawn, surrounded by trees and shrubs. Shed and side access to the front of the property.

To The Front

Front garden and path leading to the front door.

Garage

Garage in a block.

Council Tax

Band D.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. KNIGHTS PROPERTY SERVICES. REF: 1441720

PATERSON CLOSE, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - For sale is this very well presented four bedroom semi detached home, situated within a quiet cul-de-sac on Paterson Close, ideally located within close proximity to highly regarded schools such as Heather Ridge, Ravenscote and Tomlinscote. A range of local amenities are within walking distance, including a post office, Sainsbury's Local, takeaways and a doctor's surgery. Parks and woodlands are also nearby.

The ground floor comprising; spacious entrance hall, WC, living room, dining room, family room and kitchen with separate utility. To the first floor the property offers a modern bathroom and four bedrooms with an en suite, walk-in wardrobe and dressing room to bedroom one. Further benefits include a landscaped rear garden offering a fantastic outside space. There is also a garage in a block.