



**Selbon**

Residential sales & lettings

Denton Way, Frimley, Camberley,  
Surrey, GU16 8UQ

Offers over £425,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Three Bedroom Semi-Detached Family Home
- Downstairs WC
- Bedroom One and Two With Fitted Wardrobes
- Gas Central Heating and UPVC Double Glazing
- Well Regarded Schools Nearby
- Driveway For Multiple Vehicles
- Dual Aspect Kitchen/Dining Room With Fitted Appliances
- Generous South Westerly Facing Rear Garden
- Close To Local Supermarket, Shops And Other Amenities
- Commuter Links Include Frimley Train Station And Nearby M3 Junction Nearby

Selbon Estate Agents are delighted to welcome to the market this well presented three bedroom semi-detached family home in Frimley.

This charming home is located close to Frimley Park Hospital and has a range of nearby amenities including a supermarket, several public houses and Frimley Train Station. Nearby you'll also find the highly sought after Ravenscote Junior School and Tomlinscote Secondary School and The Grove Primary School.

To the front of the home there is a spacious paved driveway for multiple vehicles, as well as a gate to the rear garden. Stepping inside you enter a hallway with access to the downstairs cloakroom, living room, under stairs storage cupboard and stairs to the first floor.

The living room is over 17 feet long and benefits from French doors into the rear garden. The living room also gives access to a generous dual aspect, modern kitchen/dining room. The kitchen includes an integrated dishwasher and washing machine, oven and four burner gas hob with overhead extractor fan.

Stepping upstairs, the landing gives access to three bedrooms, family bathroom, and the airing cupboard. Bedroom One and Two are both rear aspect double bedrooms with fitted wardrobes. The family bathroom is tiled with bathtub with a wall mounted shower, wash basin, WC, extractor fan and window.

The south westerly rear garden is approximately 70ft in length and benefits from enclosed decking, leading down to a rear lawn and storage shed.

Other notable features include: UPVC double glazed window and gas central heating.

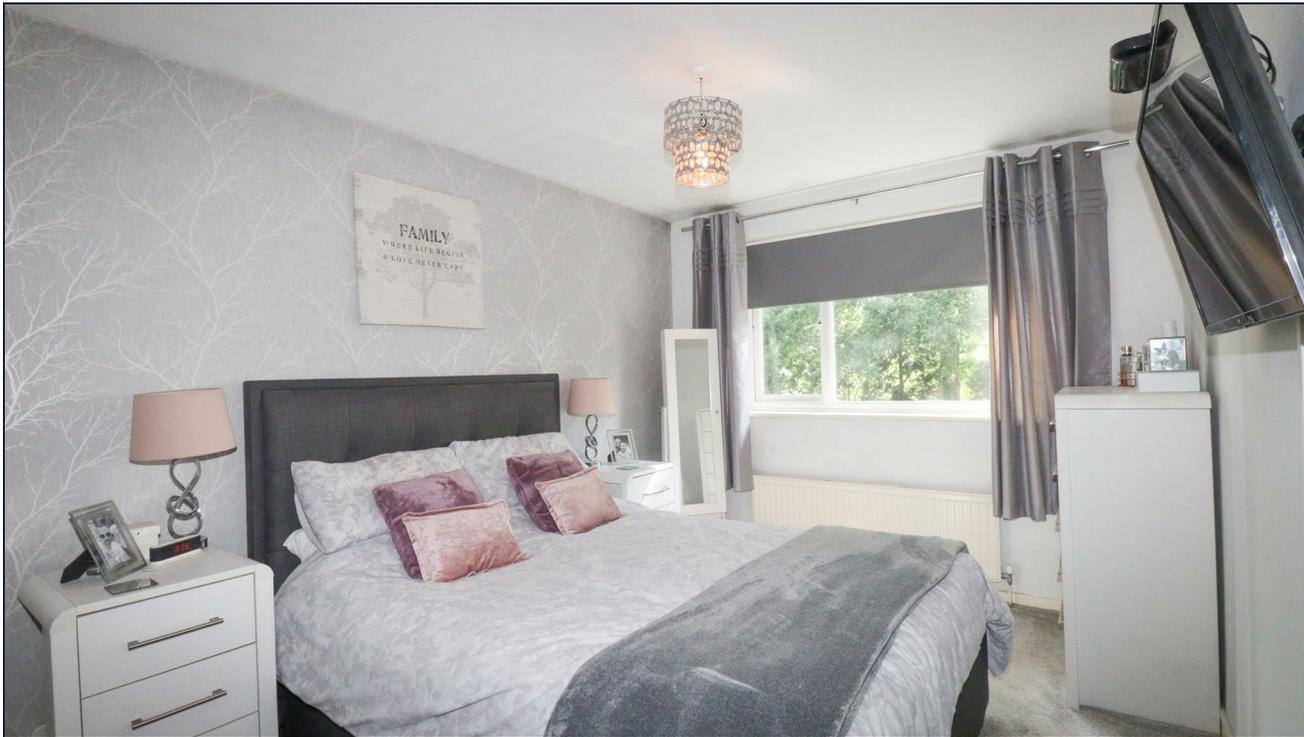




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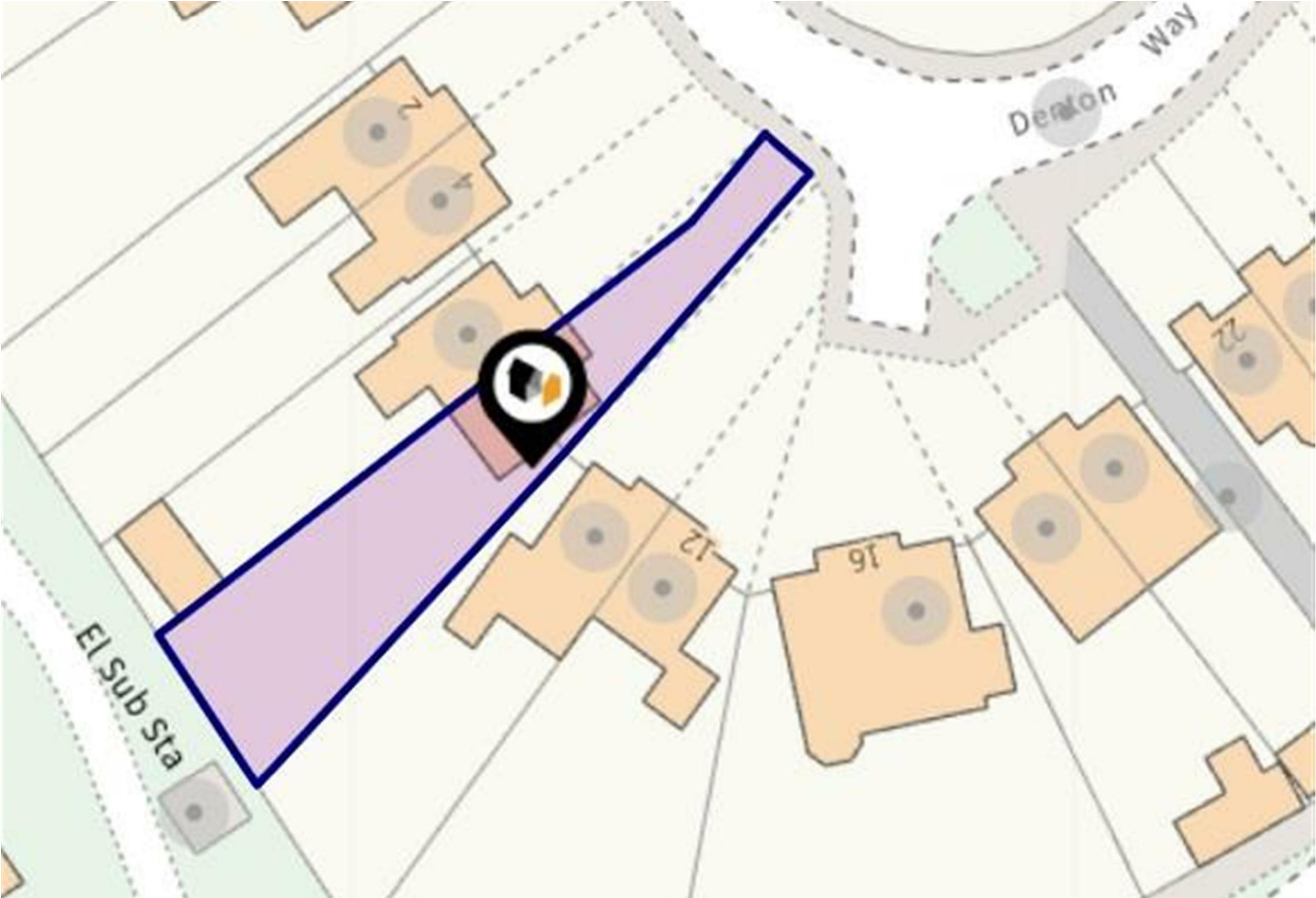
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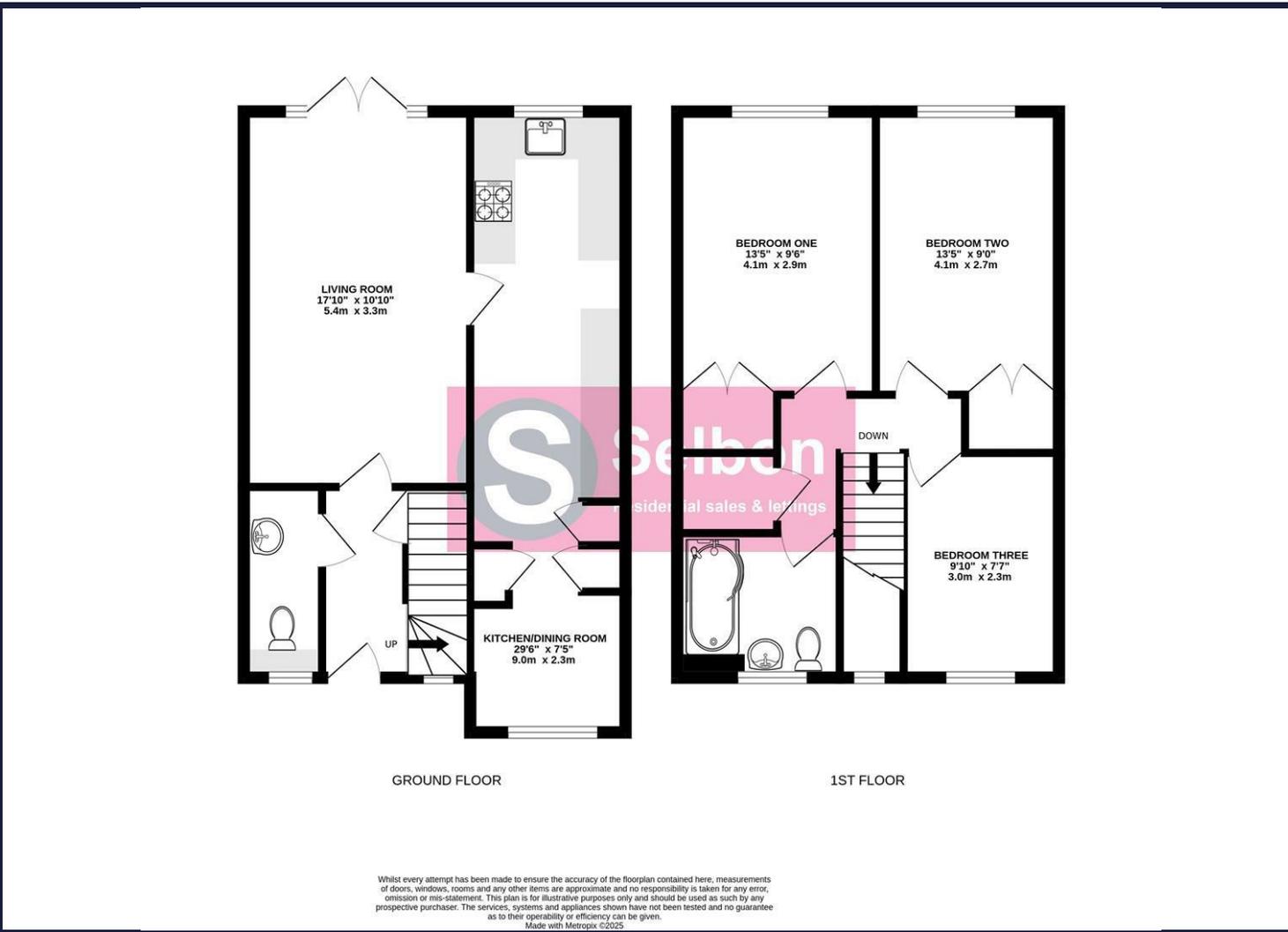




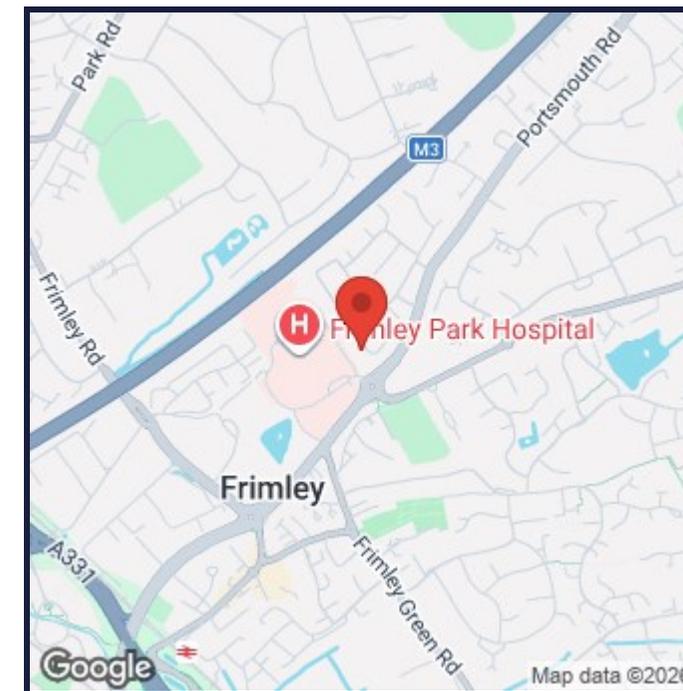




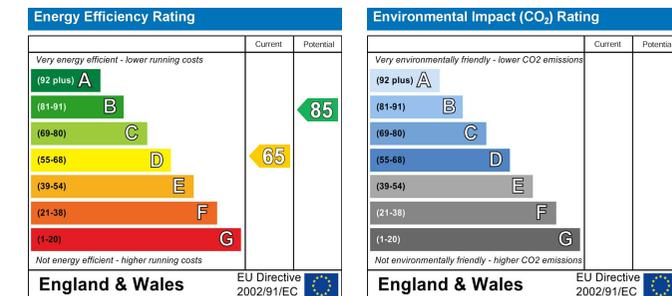
## Floor Plans



## 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

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## Council Tax Band: D

### Selbon Property Services Ltd

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