



Green Lane | Frogmore | Camberley | GU17 0NU

Asking Price £535,000

Freehold

Waterfords W
Residential Sales & Lettings

Green Lane | Frogmore
Camberley | GU17 0NU
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A rarely available three-bedroom semi-detached house on a generous plot, with its own detached garage and driveway, in a sought-after location close to the village green in Frogmore.

- Character semi detached house
- Non estate position close to village green
- Secluded plot
- Three bedrooms
- Cloak/shower room and bathroom
- Landscaped gardens with Loggia
- Detached garage and driveway

Location

The property enjoys a non-estate location close to local shops and schools. Frogmore village green is situated on the same road, less than a hundred metres away. Miles of excellent walking routes are available just opposite, leading onto Yateley Common and beyond. Junction 4 of the M3 is a short drive away, and for rail commuters, both Fleet and Farnborough mainline stations are easily accessible by car, offering fast services to London Waterloo. Blackwater station is within walking distance and provides connections between Reading and Gatwick.



AVAILABLE FOR
IMMEDIATE
VIEWING
THROUGH
WATERFORDS!!



Outside

The property is approached via its own side driveway, which offers off-road parking for multiple vehicles and leads to a detached garage with an up-and-over door, side access to the garden, and both power and lighting. The large front garden has been landscaped to include an ornamental fish pond with a waterfall feature, specimen plants, and established hedging. The enclosed rear garden is mainly laid to lawn and also features a patio and barbecue area. The entire garden benefits from a high degree of seclusion.

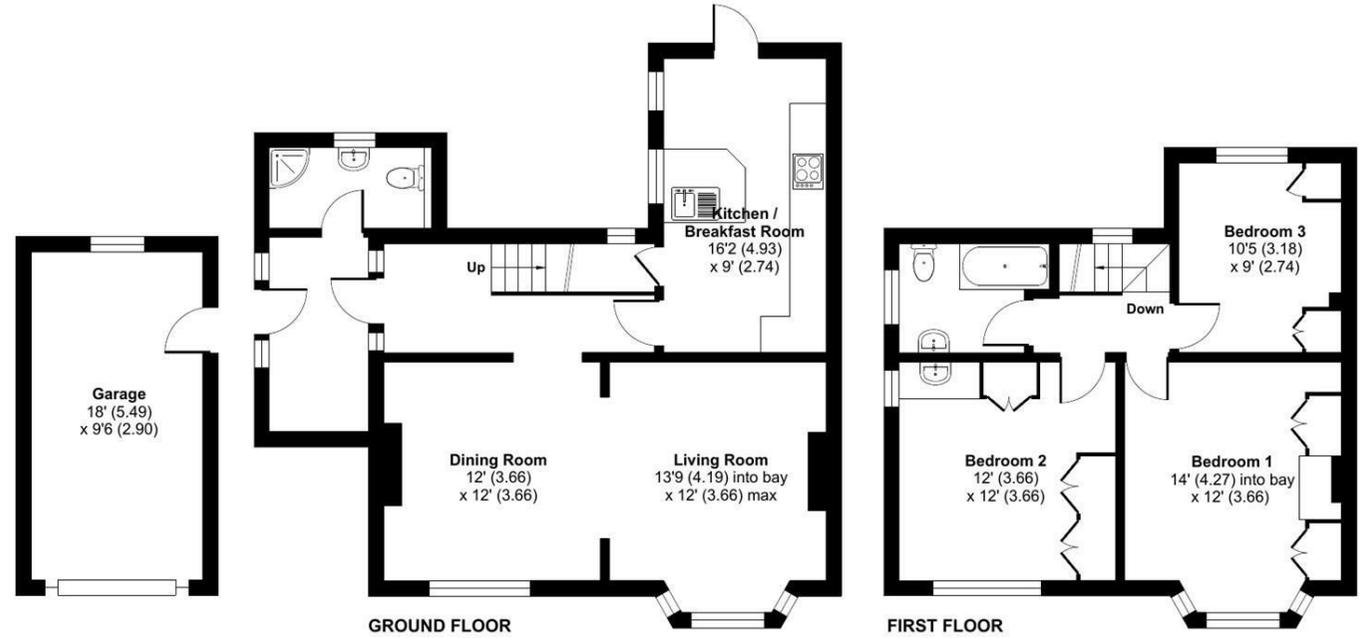
Description

A bay-fronted character semi-detached house, occupying a generous plot in a desirable non-estate location. The property has been extended twice to create a spacious entrance hall, a ground floor cloakroom with shower, and an enlarged kitchen. On the ground floor, an inner hall with a feature archway leads to the open-plan living/dining room, which in turn flows through a second archway into the living area with a walk-in bay window and feature fireplace. A door leads to the double-aspect kitchen/breakfast room, which includes a built-in double oven, walk-in larder, and space for a table and chairs. Upstairs, the first-floor landing gives access to three generous bedrooms, one with a walk-in bay window and fitted wardrobes, and a family bathroom. Additional features include gas central heating and uPVC double glazing.



Furzedown Green Lane, Frogmore, Camberley, GU17

Approximate Area = 1172 sq ft / 108.8 sq m
 Garage = 171 sq ft / 15.8 sq m
 Total = 1343 sq ft / 124.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Waterfords. REF: 1026995



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			83
(91-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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