



Warren Rise | Frimley | Camberley | GU16 8SW

Price Guide £550,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

Warren Rise | Frimley  
Camberley | GU16 8SW  
Price Guide £550,000

This extended four bedroom detached home is located in a popular residential area convenient for Tomlinscote and Ravenscote schools, and offers well balanced accommodation and enjoys a secluded garden and a 15ft kitchen/breakfast room.

- 4 bedrooms
- 19ft Dining room
- 15ft kitchen/breakfast room
- Garage
- Ensuite shower room
- 19ft Living room
- Secluded garden
- Driveway

## Accommodation

This extended home is approached by an entrance porch and a front door opens to the entrance hall with a downstairs cloakroom. The extended 15ft kitchen/breakfast room is fitted with a good range of shaker style cabinets and a selection of integrated appliances. The living accommodation benefits from a generously sized 19ft dining room giving access to the full width living room with French doors to the garden. Upstairs, the main bedroom has an ensuite shower room and the 3 further bedrooms are served by a refitted bathroom with bath and shower.

The property has planning permission to add an additional reception room and the foundations for the extension are already in place.



## Tomlinscote catchment area



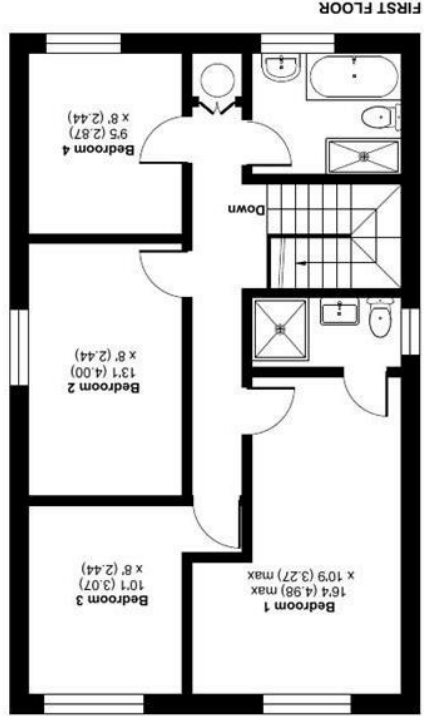
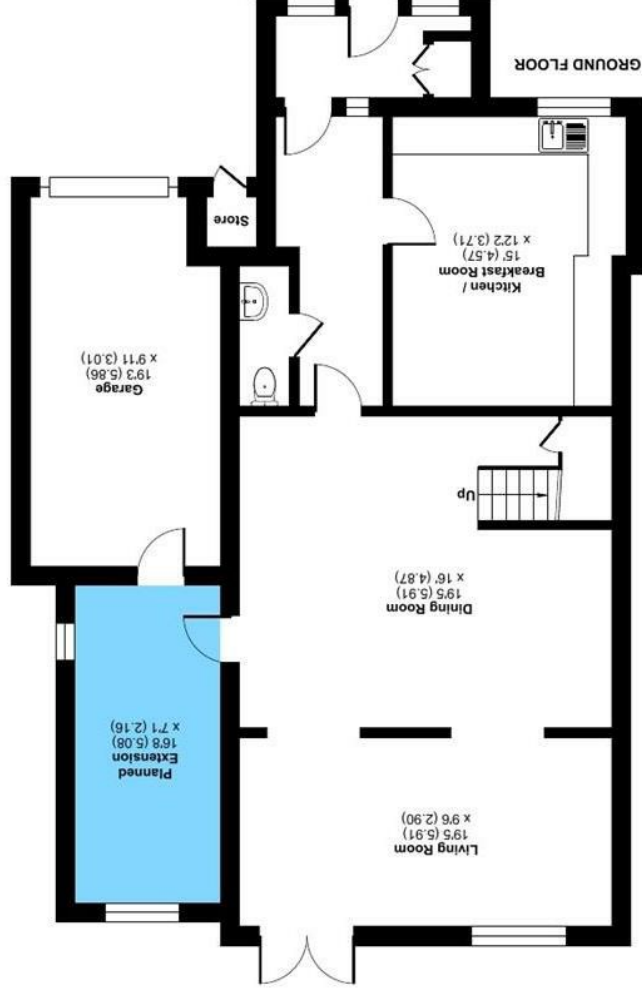
## Outside

The property is approached by a driveway leading to the garage. The 75ft rear garden is non overlooked and backs onto Woodland, the large patio area leads to a low maintenance tiered garden with planting and steps leading to a lower section could be laid to lawn, the whole is enclosed by timber fencing.

## Location

The property is situated in a popular and quiet residential road between Camberley and Frimley. The property is within easy reach from a number of local schools including Prior Heath, Ravenscote and Tomlinscote. There are also a number of local shops nearby and it is only a short journey to Frimley village centre and train station as well as Junction 4 of the M3 and Frimley Park Hospital.





Approximate Area = 1508 sq ft / 140 sq m  
 Garage = 184 sq ft / 17 sq m  
 Store = 7 sq ft / 0.6 sq m  
 Planned Extension = 118 sq ft / 11.2 sq m  
 Total = 1817 sq ft / 168.8 sq m

For identification only - Not to scale



Waterfords Residential Sales & Lettings  
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
 Produced for Waterfords. REF: 1438163

# Warren Rise, Frimley, Camberley, GU16

27 High Street  
 Camberley  
 Surrey  
 GU15 3RB  
 01276 66566  
 camberley@waterfords.co.uk

Energy Efficiency Rating	
Current	Target
Key energy efficient - lower running costs	
A	77
B	70
C	
D	
E	
F	
G	
Key energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	