



Kenton Close | Frimley | Camberley | GU16 8LU

Price Guide £425,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

Kenton Close | Frimley  
Camberley | GU16 8LU  
Price Guide £425,000

This two bedroom detached bungalow is situated in a pleasant cul-de-sac location and although requiring a degree of updating, it enjoys a 55ft secluded garden and has no onward chain.

- Detached bungalow
- Bathroom
- Kitchen/breakfast room
- Detached garage
- Two double bedrooms
- Separate cloakroom
- Secluded garden
- No onward chain

## Accommodation

This well balanced two bedroom detached bungalow has a front door opening to an entrance hall, a door opens to a 19ft front aspect living room . The kitchen overlooks the rear garden, and is fitted with a range of cabinets, with appliances space and a built-in table and bench seating, a door leads to the garden. Two double bedrooms, are served by a bathroom and separate cloakroom. NB: The property is unfurnished and would benefit from updating and redecoration, to show the potential, several images are CGI's (computer generated images)



Secluded garden



## Outside

The bungalow is approached by a driveway with parking for 2 to 3 cars and leads to a detached single garage. A timber gate leads to the rear garden and this enjoys a secluded outlook with a 55ft wide level lawn and a variety of fruit trees and shrubs.

## Location

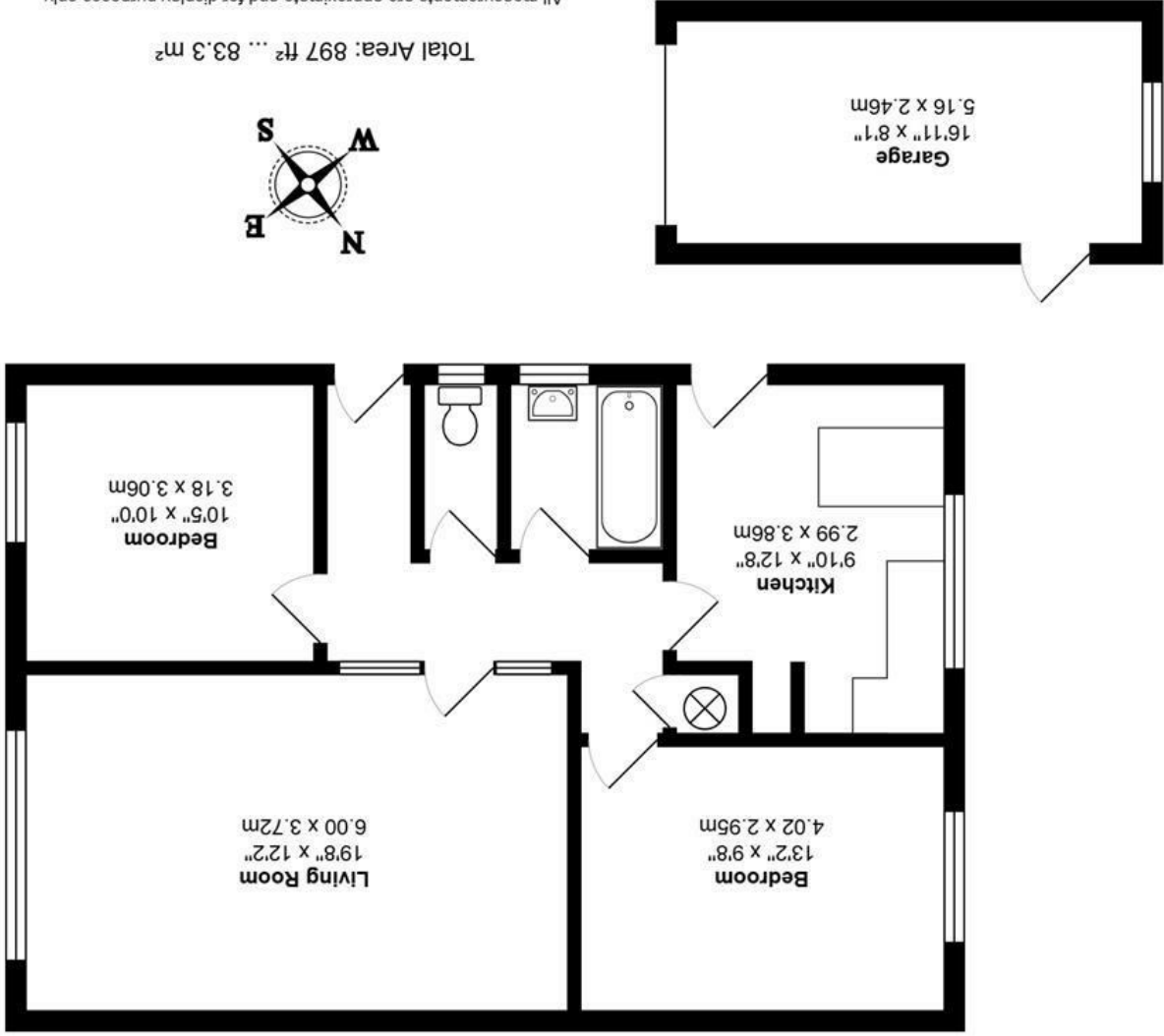
Located close to the picturesque Tomlins Pond, the property is located in a small cul-de-sac and convenient for Frimley and Camberley High Streets, which are only a short drive away, these offer a wealth of shops and restaurants, whilst the commuter has easy access to the M3, A331 and the A325 serving M25, London and the South Coast.



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| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |
| Very energy efficient - lower running costs |           |
| A                                           | (92 plus) |
| B                                           | (81-91)   |
| C                                           | (65-80)   |
| D                                           | (55-64)   |
| E                                           | (45-54)   |
| F                                           | (35-44)   |
| G                                           | (1-20)    |
| Not energy efficient - higher running costs |           |
| 56                                          |           |
| 79                                          |           |

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All measurements are approximate and for display purposes only