



Fern Close | Frimley | Camberley | GU16 9QU

Guide Price £575,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



Fern Close | Frimley  
Camberley | GU16 9QU  
Guide Price £575,000

Situated in a pleasant cul-de-sac, this four-bedroom detached chalet home in a sought-after location offering walking distance to outstanding schools and amenities at Heatherside. No onward chain.

- NO CHAIN
- Large driveway
- Catchment to outstanding schools
- LOCAL TAX BANDING E
- Refurbished kitchen & bathroom
- Two Bathrooms
- Close proximity to local amenities
- EPC RATING D

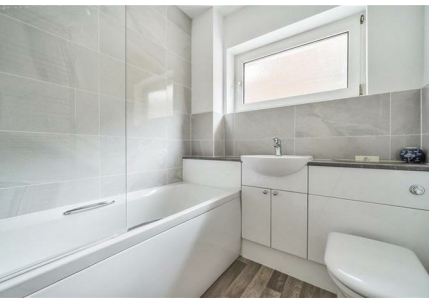
## Description

This four-bedroom detached home is offered to the market with no onward chain. Upon entering the hallway, you are led to the rear aspect living/dining room with feature fireplace and access to the garden via French doors. Adjacent is the refitted kitchen which is fitted with an excellent range of kitchen units, generous work surfaces and fitted appliances, a door gives access to the side. From the hallway is the recently modernised downstairs bathroom, to the front of the property you have the two downstairs double bedrooms, both bedrooms offer built in wardrobe. To the first floor, the landing gives access to two double bedrooms with the larger bedroom providing built-in storage, you will also find additional storage cupboards located via both bedrooms into the eaves, both bedrooms are served by a shower room.





4 BEDROOM  
HOUSE - NO  
CHAIN

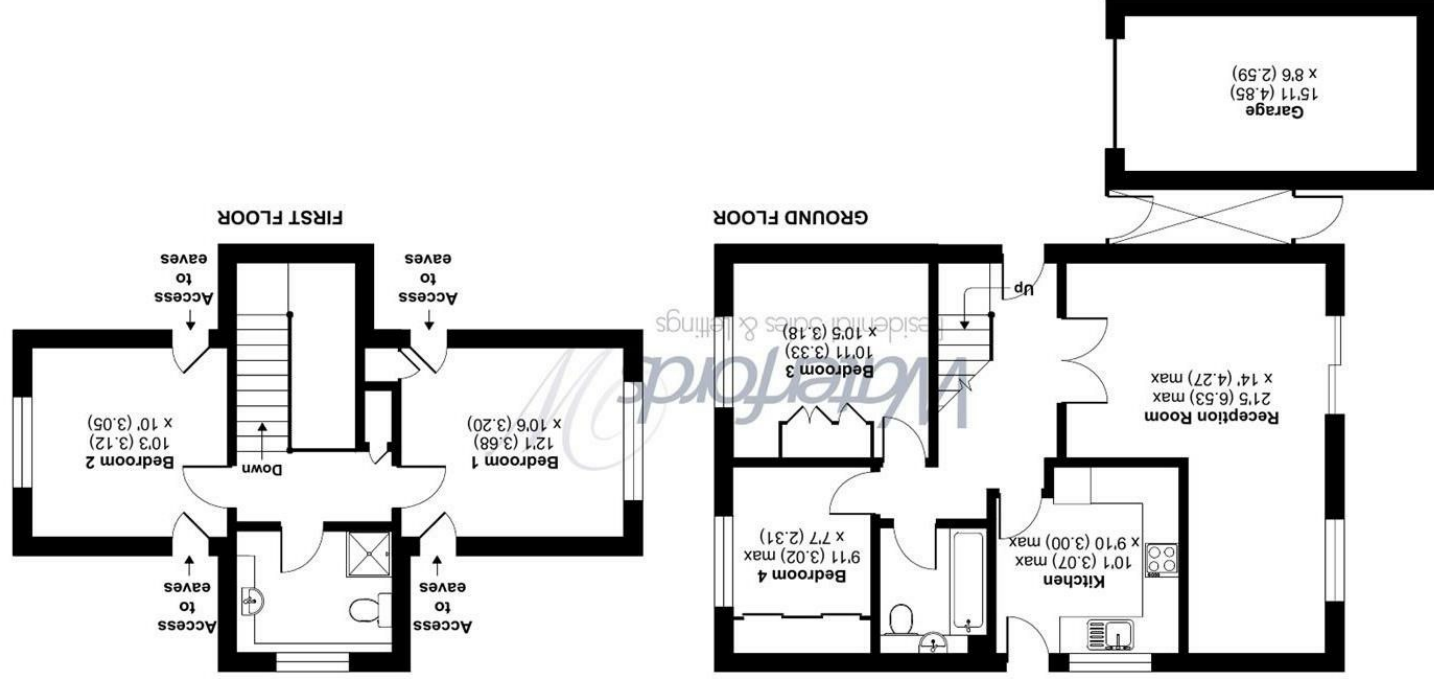


## Outside

To the rear is an easily maintained rear garden, which is private currently comprising of a large area of patio perfect for entertaining leading onto a beautiful lawn area, shrubbery bordering around the garden and a larger than average wooden constructed shed, outside tap, side gate giving access leading to the front of the property. To The Front Area laid to hard garden landscaping with shrub and flower beds, a large driveway situated to the front of the property offering driveway parking for three to four cars as well as benefitting from a garage.

## Location

Situated in a cul-de-sac off Old Bisley Road the property is within close proximity to local amenities at Heatherside. Camberley and Frimley high streets are only a short drive away offering a wealth of shops and restaurants. The property is within catchment of outstanding schools including Ravenscote and Tomlinscote School. The property also offers a short walk to Pineridge Golf Club.



**Fern Close, Frimley, Camberley, GU16**

Approximate Area = 1107 sq ft / 102.8 sq m (excludes void)  
Garage = 136 sq ft / 12.6 sq m  
Total = 1243 sq ft / 115.4 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
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74	59
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
Very energy efficient - lower running costs	
A (92 plus)	
B (81 plus)	
C (69 plus)	
D (55 plus)	
E (49 plus)	
F (39 plus)	
G (21 plus)	
(1-30)	

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