



Kilmartin Gardens | Frimley | Camberley | GU16 8XL

Price Guide ~~£725,000~~

Waterfords 
Residential Sales & Lettings

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Camberley | GU16 8XL
Price Guide £725,000

Situated in a cul-de-sac location this extended and well presented four bedroom detached house offers flexible living accommodation and has secluded south facing gardens.

- Extended four bedroom home
- Four reception rooms
- 18ft kitchen/breakfast room
- Cul-de-sac location
- South facing secluded garden
- Tomlincote catchment area

Description

This extended four bedroom detached home is approached by an entrance hall with a downstairs cloakroom. The 21ft dual aspect living room gives access to a dual aspect dining room and the living accommodation is further complimented by a study and a rear aspect family room opening to a garden room. The 18ft kitchen/breakfast room is fitted with a good range of cabinets and has space for a small table. Access is provided to the garage. Upstairs, the main bedroom has an excellent range of built-in wardrobes and is complimented by an ensuite shower room. The second bedroom is of generous proportions and enjoys a dual aspect with French doors leading to a balcony, the two further bedrooms are served by a family bathroom.



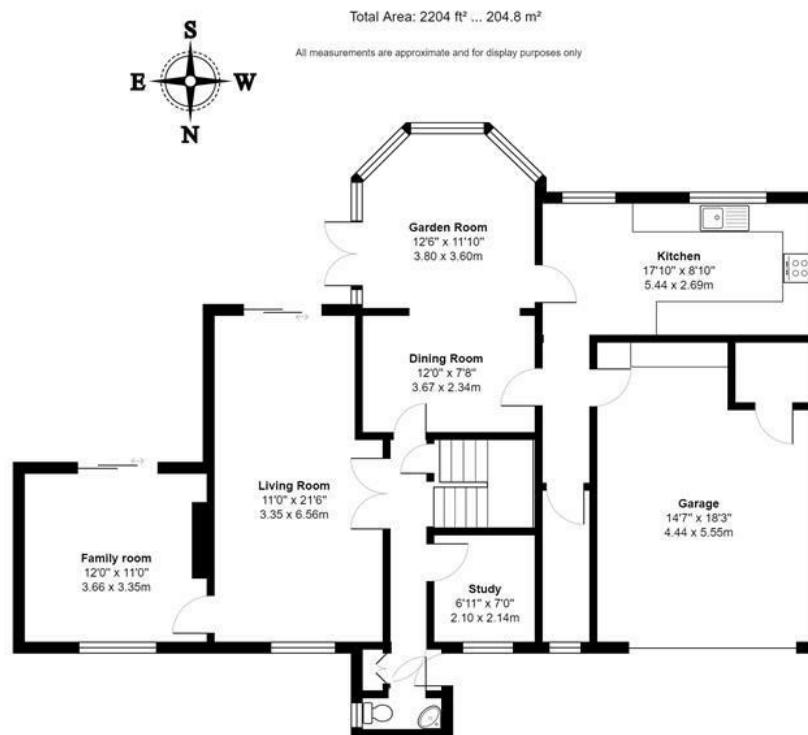
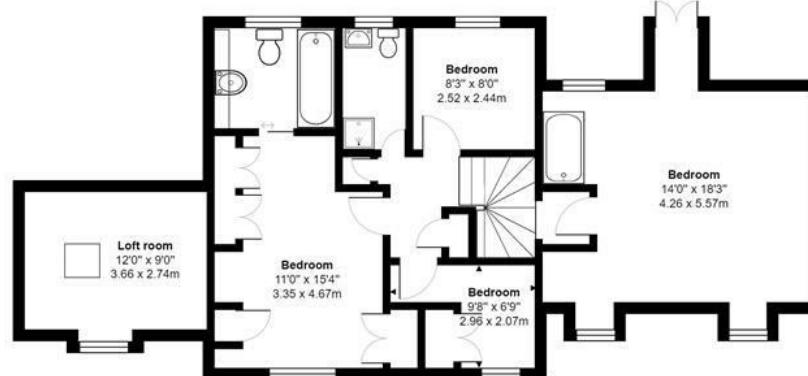


Outside

Outside the property is located with an cul-de-sac and approached by driveway for parking for several vehicles leading to a double garage, the rear gardens enjoy a south facing and secluded aspect and is enclosed by brick wall and timber fencing, a wide expanse of lawn leads to two patio areas on both sides of the property with a gate giving access to the side.

Location

Located on the edge of the favoured Paddock Hill development and within easy reach of highly regarded schools & within close proximity of Tomlins Pond & Frimley Park Hospital. Frimley High Street with shops, restaurants & station is minutes away. It benefits from excellent transport links, including the A30, M3 and is a short drive from Farnborough Main Station which serves London Waterloo in 38 minutes.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	76
EU Directive 2002/91/EC			

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