



Fern Close | Frimley | Camberley | GU16 9QU

Price Guide £725,000 Freehold

Waterfords W
Residential Sales & Lettings

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Camberley | GU16 9QU
Price Guide £725,000

This well presented home enjoys a delightful secluded plot approaching 1/4 of an acre. The property has been thoughtfully renovated and offers stylish interiors and is situated in a pleasant cul-de-sac within walking distance of Tomlinscote and Ravenscote Schools.

- 1/4 of an acre plot
- 3 bedrooms
- 3 reception rooms
- 19ft kitchen/breakfast room
- Store room
- Refitted shower room
- Secluded garden
- Cul-de-sac

Accommodation

This well presented home is approached by an Entrance porch with a glazed front door leading to a welcoming entrance hall with a downstairs cloakroom. The spacious front aspect Living room has a charming log burning stove and is open-plan to the kitchen/breakfast room, whilst an archway leads to a further dual aspect reception room with French doors to the private and secluded rear garden. The open plan kitchen was refitted earlier this year and benefits from an excellent range of cabinets and a range of appliances. On the 1st floor, originally constructed as a four bedroom home, the principal bedroom formed from two original rooms, and enjoys wonderful views over the garden, it has a range of built-in wardrobes, the two further bedrooms benefit from built-in wardrobes, all three rooms are complimented by a contemporary shower room.



Cul-de-sac
location

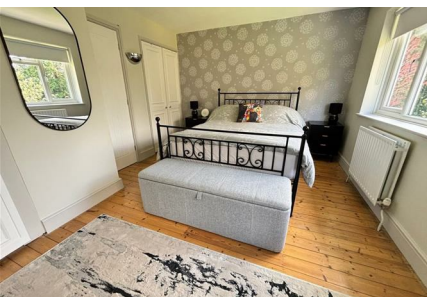


Outside

Set in a sought after location with proximity to excellent schools, the property is set towards the end of a cul-de-sac away from main roads, and approached by a recently landscaped gravel driveway with parking for 3 to 4 cars, and a pathway leading to the front door. Gates on either side of the house gives access to the garden. A full width patio leads to the beautifully maintained garden, which enjoys total seclusion and the overall plot extends to approximately 1/4 of an acre, the whole being enclosed by a variety of timber fencing and mature hedgerow, there is a timber summer house, timber shed and an ornamental Koi fish pond. To the side of the property is a further timber outbuilding which could be used as a garden store.

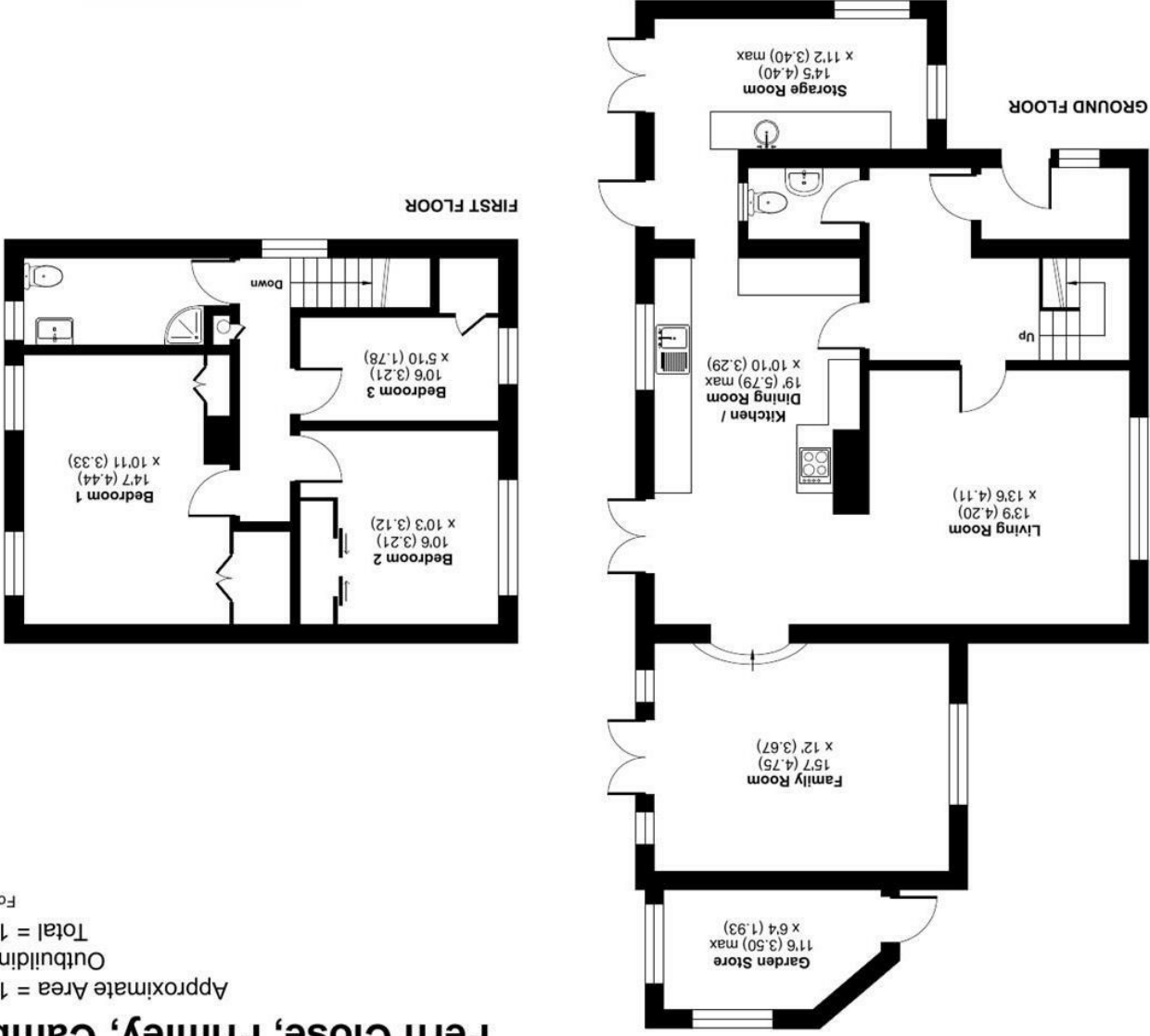
Location

Situated at the end of a quiet cul-de-sac away from any main roads, the property is within a convenient location to local amenities. 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, whilst the commuter has easy access to the M3 and the A325.



Fern Close, Frimley, Camberley, GU16

Approximate Area = 1409 sq ft / 130.9 sq m
 Outbuilding = 67 sq ft / 6.2 sq m
 Total = 1476 sq ft / 137.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
69	76

Key energy related - lower running costs
 120 kWh/m² A
 181 kWh/m² B
 200 kWh/m² C
 250 kWh/m² D
 300 kWh/m² E
 350 kWh/m² F
 400 kWh/m² G
 Not energy related - higher running costs

EU Directive 2002/91/EC
 England & Wales

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025.
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