

Call: +44 (0)1276 685544



## Le Marchant Road, Frimley, Surrey, GU16 8RW

\*\*\*OPEN HOUSE Saturday 24th August 2.00pm - 4.00pm \*\*\*Positioned within walking distance of Tomlinscote School and Frimley Park Hospital, this extended semi-detached property is presented in good decorative order throughout. Accommodation comprises of a living room, kitchen/breakfast room, utility room, cloakroom, study and bedroom five/annexe. To the first floor there are four bedrooms, with an en suite to the master, plus a further family bathroom.

Price: £450,000

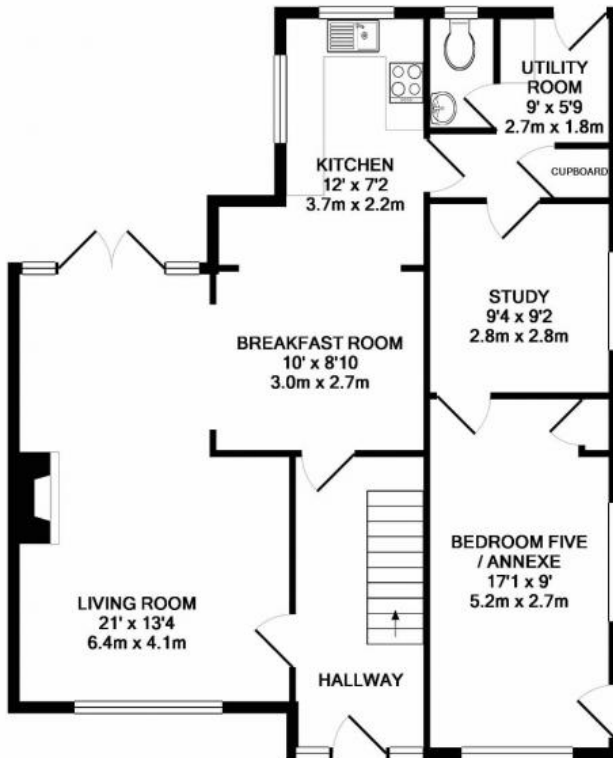
### Overview

- Four/Five Bedrooms
- Semi-Detached
- Two/Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room and Cloakroom
- En Suite to Master
- Driveway Parking
- EPC Rating: TBC
- Close to Amenities
- Freehold

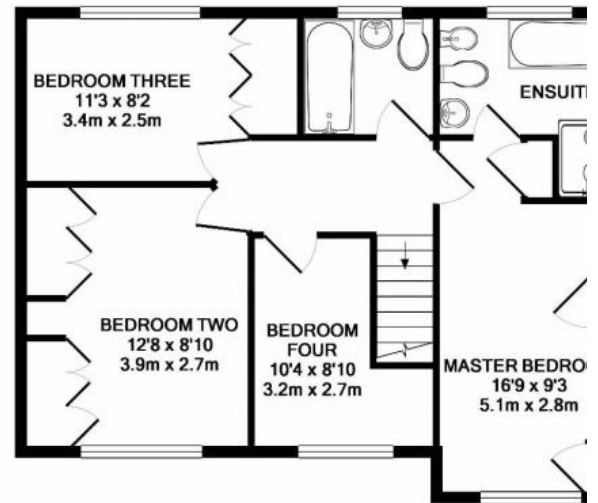
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GROUND FLOOR  
APPROX. FLOOR  
AREA 843 SQ.FT.  
(78.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 625 SQ.FT.  
(58.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1468 SQ.FT. (136.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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