



Kenton Close, Frimley

**£525,000**



## Kenton Close, Frimley

We are delighted to present this 3 bedroom extended bungalow, which can be found nestled at the end of a cul-de-sac. Located in a highly sought after area it can be found within walking distance to Frimley Park Hospital, Tomlin's Pond, outstanding schools, Frimley centre, station and scenic woodland walks on the doorstep.

### FEATURES

- Off road parking for multiple cars and garage
- 3 double bedrooms
- Large double conservatory
- Solar panels
- 2 entrances, ideal for annex
- Private and secluded garden with mature shrubs and trees
- 2.8 miles to Farnborough mainline station with trains direct to Waterloo in 36 mins & Guildford in 17 mins
- Easy reach of bus routes, main roads, motorways, Heathrow & Gatwick
- 5 star hotels, spas, gyms, restaurants and golf clubs nearby
- Band E – Surrey Heath Borough Council



### ACCOMMODATION

- Entrance Hall
- Living room and dining area
- 2 double bedrooms
- 1 double bedroom with en-suite and built in wardrobes
- Kitchen with kick space heater
- 2 conservatories



### OUTSIDE

- Garage
- Driveway for multiple cars
- Garden with seating area
- Garden shed

### EPC RATING

D



## Kenton Close

Approximate Gross Internal Area 125.16 sq m / 1347.21 sq ft

(Excluding Garage)

Garage Area 12.49 sq m / 134.44 sq ft

Total Area 137.65 sq m / 1481.65 sq ft (Including Garage)



Illustration for identification purposes only,  
measurements are approximate, not to scale.

**Disclaimer:** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU16 8LU**



**NEWTON ROWE**  
SALES & LETTINGS

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