



THE RIDINGS | FRIMLEY


**Platinum
Homes**
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The Property

Offered to the market for the first time since its construction in 1997 and with no onward chain complications, this detached family home is nestled at the bottom of a quiet cul-de-sac within walking distance on Tomlinscote/Ravenscote Schools. With plenty of scope to extend/update throughout, the property represents a unique opportunity for the purchaser to create their own bespoke home to their exacting specification.

Accommodation comprises a 23' living room with a feature fireplace, two further reception rooms, kitchen/dining room, utility room, and cloakroom. To the first floor there are four double bedrooms and two bath/shower rooms. The main bedroom is particularly impressive with a dressing room and en suite facilities.

As well as hugely popular local schools nearby, Frimley Park Hospital, local bus routes, Pine Ridge Golf Club, woodlands and Frimley railway station are also within close proximity.

Outside

Externally, there is a detached double garage with 17' of office space above.

The overall plot measures circa a fifth of an acre, mainly laid to lawn to the rear with a block paved driveway parking for several vehicles to the front.



Features

- Four Double Bedrooms
- Three Reception Rooms
- Kitchen/Dining Room
- Modernisation Required
- Detached Double Garage
- Built In 1997 by Linden Homes
- Walking Distance to Tomlinscote School
- EPC: D (68)
- Council Tax Band: G

Contact

Philip Gascoyne

pgascoyne@platinumbybridges.co.uk

01252 975501


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The Ridings, Frimley, Camberley, GU16

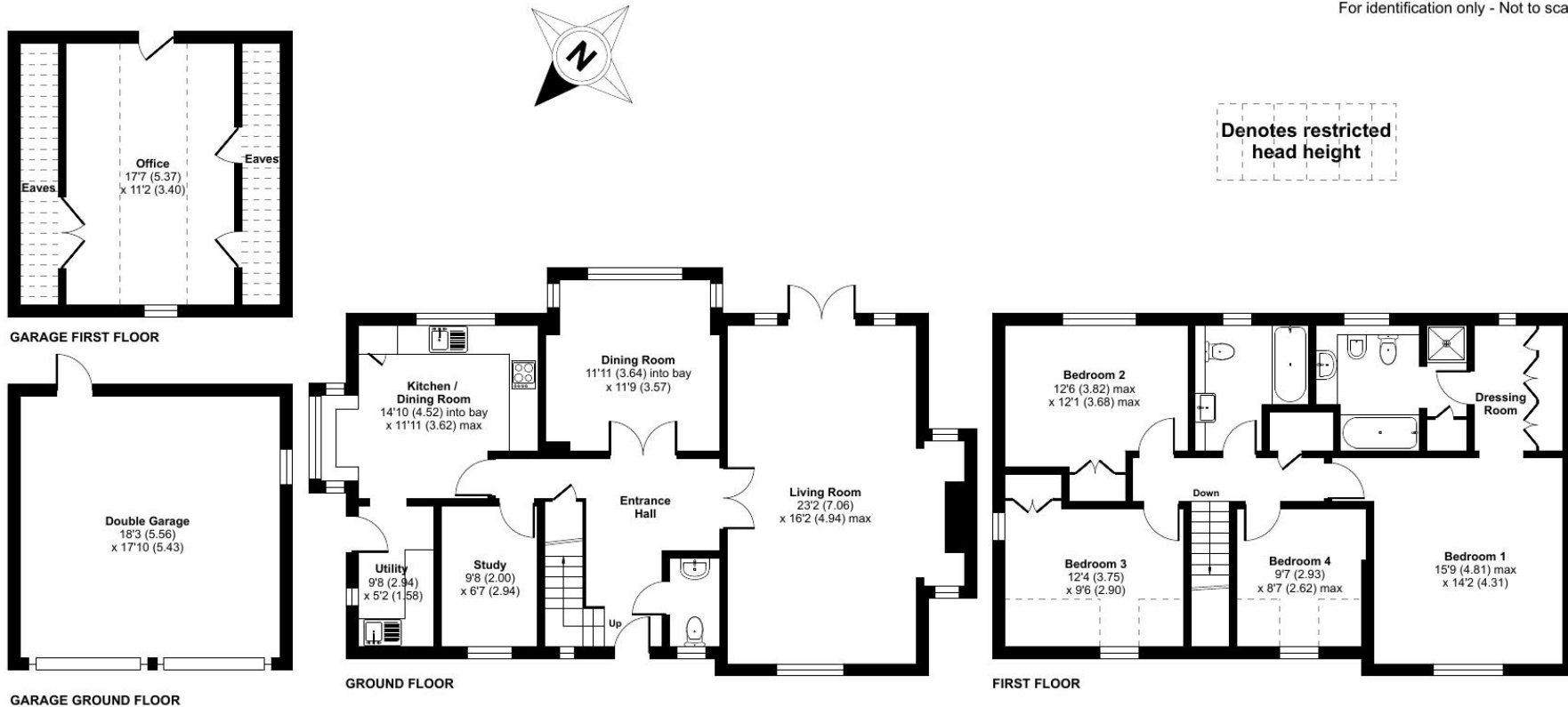
Approximate Area = 1732 sq ft / 160.9 sq m

Limited Use Area(s) = 294 sq ft / 27.3 sq m

Garage = 401 sq ft / 37.2 sq m

Total = 2427 sq ft / 225.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477

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