



LE MARCHANT ROAD | FRIMLEY


**Platinum
Homes**
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The Property

Situated within walking distance of Tomlinscote and Ravenscote schools, this superb, detached property is offered with no onward chain complications.

Perfectly suited for those who work from home or enjoy entertaining, the property features excellent external facilities in the beautifully landscaped rear garden, including a games room, shower room, annexe/office, and storage.

The house itself boasts a 21' kitchen/dining room, utility room, dual aspect living room, and a downstairs shower room. On the first floor, there are five double bedrooms, including a dual aspect principal bedroom, and a family bathroom.

Local amenities, Frimley Park Hospital, Frimley train station, and nearby parks and woodland are all within walking distance.



Outside

The rear garden is mainly laid to lawn with various areas for entertaining guests, such as a timber-built gazebo with pitched/tiled roof and decking below, games room with shower room, annexe/study, and decking adjoining the rear with space for garden furniture.

There is side access to the front which provides ample parking and is accessed via an in/out driveway.



Features

- Five Bedrooms
- Open Plan Layout
- Beautifully Presented Throughout
- Games Room
- Ideal for Entertaining
- Close to Tomlinscote
- Ample Driveway Parking
- EPC: C (76)
- Council Tax Band: F

Contact

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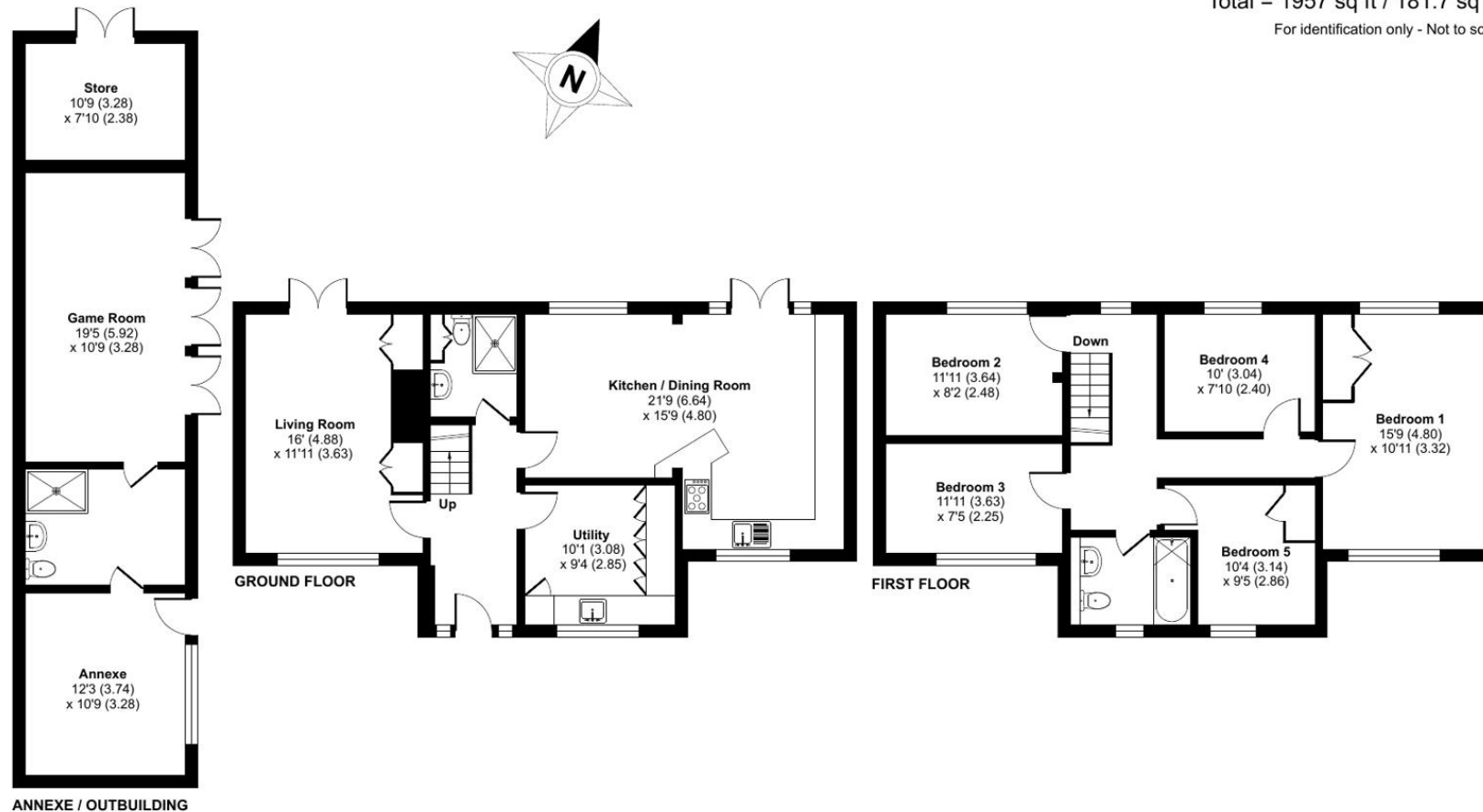
Approximate Area = 1438 sq ft / 133.5 sq m

Annexe = 84 sq ft / 7.8 sq m

Outbuilding = 435 sq ft / 40.4 sq m

Total = 1957 sq ft / 181.7 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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