



TICHBORNE CLOSE, GU16

**KIER CHARLES**

SURREY • BERKSHIRE • HANTS

## TICHBORNE CLOSE, GU16

VIEW WITH KIER CHARLES SURREY.

A delightful semi-detached home which has undergone extensions and a complete refurbishment by the current owners.

The property is positioned in a quiet cul de sac within Frimley offering easy reach to excellent schools, major road, rail links and a stone's throw to shops and parkland.

The entrance hall is spacious and leads to a large sitting room, separate dining area and luxury fitted kitchen/breakfast room. There is a w.c, utility room & integral access to the double garage.

There is a stunning Master bedroom with vaulted ceilings, Juliette balcony, dressing with ensuite. There are further three bedrooms complimented by a family bathroom.

Outside to the front there is ample parking for several vehicles and access to a double garage with power and light. There is a large southern aspect rear garden which has been landscaped, creating a large patio area with pergola and enjoys excellent privacy.

To fully appreciate the space, condition and tucked away location a personal tour with Kier Charles is highly recommended.

- **OPEN PLAN KITCHEN/BREAKFAST ROOM**
- **TWO RECEPTION ROOMS**
- **UTILITY ROOM**
- **MASTER BEDROOM WITH EN-SUITE & DRESSING ROOM**
- **EXCELLENT SCHOOL CATCHMENTS**
- **LARGE PRIVATE REAR GARDEN**

### PROPERTY INFORMATION

Postcode	<b>GU16 8RP</b>
Tenure	<b>Freehold approximately 0years</b>
Price	<b>£650,000</b>
Viewing	<b>By appointment with Kier Charles</b>

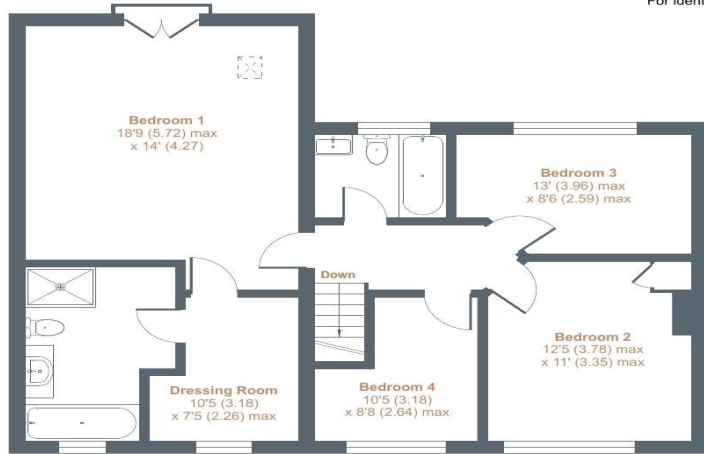




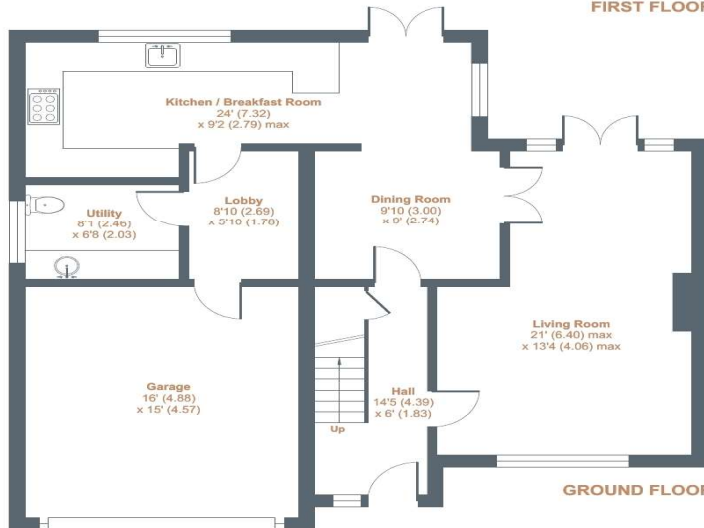
# Tichborne Close, Frimley, Camberley, GU16

Approximate External Area = 2082 sq ft / 193.4 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2023. Produced for Kier Charles Property Services Limited. REF: 950001

KIER CHARLES  
PROPERTY SERVICES

## CONTACT INFORMATION:

Surrey: 01276 949789

Berkshire: 01344 513789

Hampshire: 01252 213789

[info@kiercharles.co.uk](mailto:info@kiercharles.co.uk)

# KIER CHARLES

SURREY • BERKSHIRE • HANTS