



Selbon

Residential sales & lettings

Ashbury Drive, Blackwater, Camberley,
Surrey, GU17 9HH

Offers over £550,000 Freehold



01252 979300

Selbonproperty.co.uk

- Four Bedroom Detached Family Home
- Living Room, Dining Room and Family Room
- Garage With Power And Lighting
- Potential To Extend (S.T.P.P)
- Close To Schools And Shops
- Downstairs Cloakroom
- Generous Corner Plot Garden
- Driveway For Multiple Vehicles
- A331 And M3 Access Junctions Nearby
- UPVC Double Glazing And Gas Central Heating

Selbon Estate Agents are delighted to present to the market this extended four-bedroom detached family home, occupying a generous plot of approximately 0.14 acres and ideally situated in a convenient location for commuters, with easy access to major road links and local amenities.

Upon entering the property you are welcomed into an entrance hallway with stairs rising to the first floor. The ground floor accommodation is well balanced and comprises a bay-fronted living room, kitchen, dining room, additional family room and a cloakroom.

The front aspect living room benefits from an attractive bay window, creating a light and comfortable reception space, and is accessed via French doors from the hallway. The cloakroom is fitted with a wash hand basin and W.C. The kitchen offers a range of base and eye level storage units, a stainless steel sink with drainer and a side door providing access to the garden behind the garage.

The dining room overlooks the rear garden and features sliding doors opening onto the patio, making it ideal for entertaining. This room flows into a further family room, a single-storey extension added by the previous owners, providing versatile additional living space.

To the first floor there are four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The family bathroom comprises a panelled bath with electric shower over, wash hand basin and W.C.

Externally the property enjoys a generous rear garden, mainly laid to lawn with established flowerbeds and a patio area. To the front there is a driveway providing parking for multiple vehicles, along with a garage measuring approximately 24ft in length with power, lighting and plumbing for utilities.

The property is conveniently located close to shops on Chapel Lane, Farnborough Gate Retail Park and offers excellent access to the A331 and M3. Further benefits include gas central heating and UPVC double glazing.

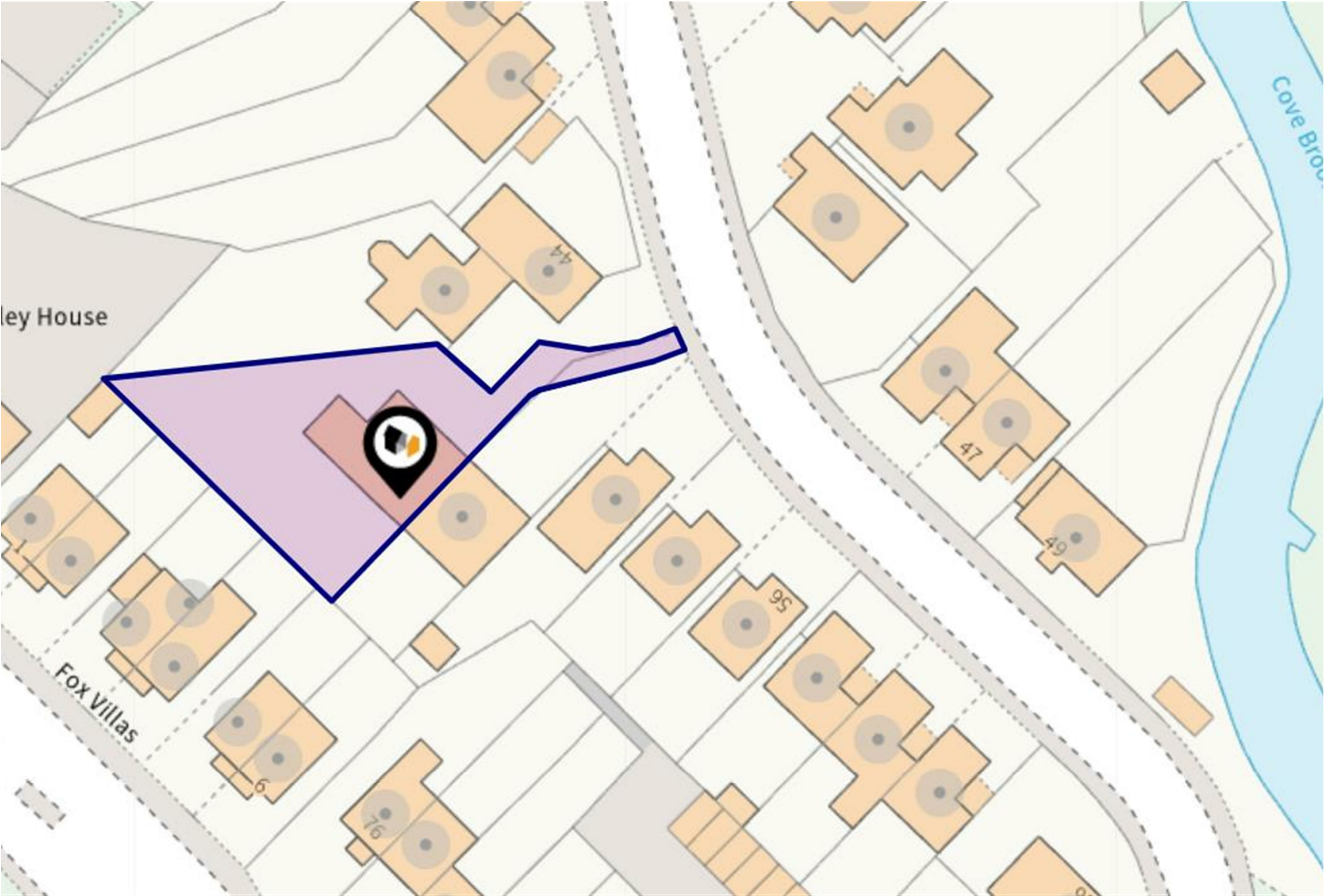




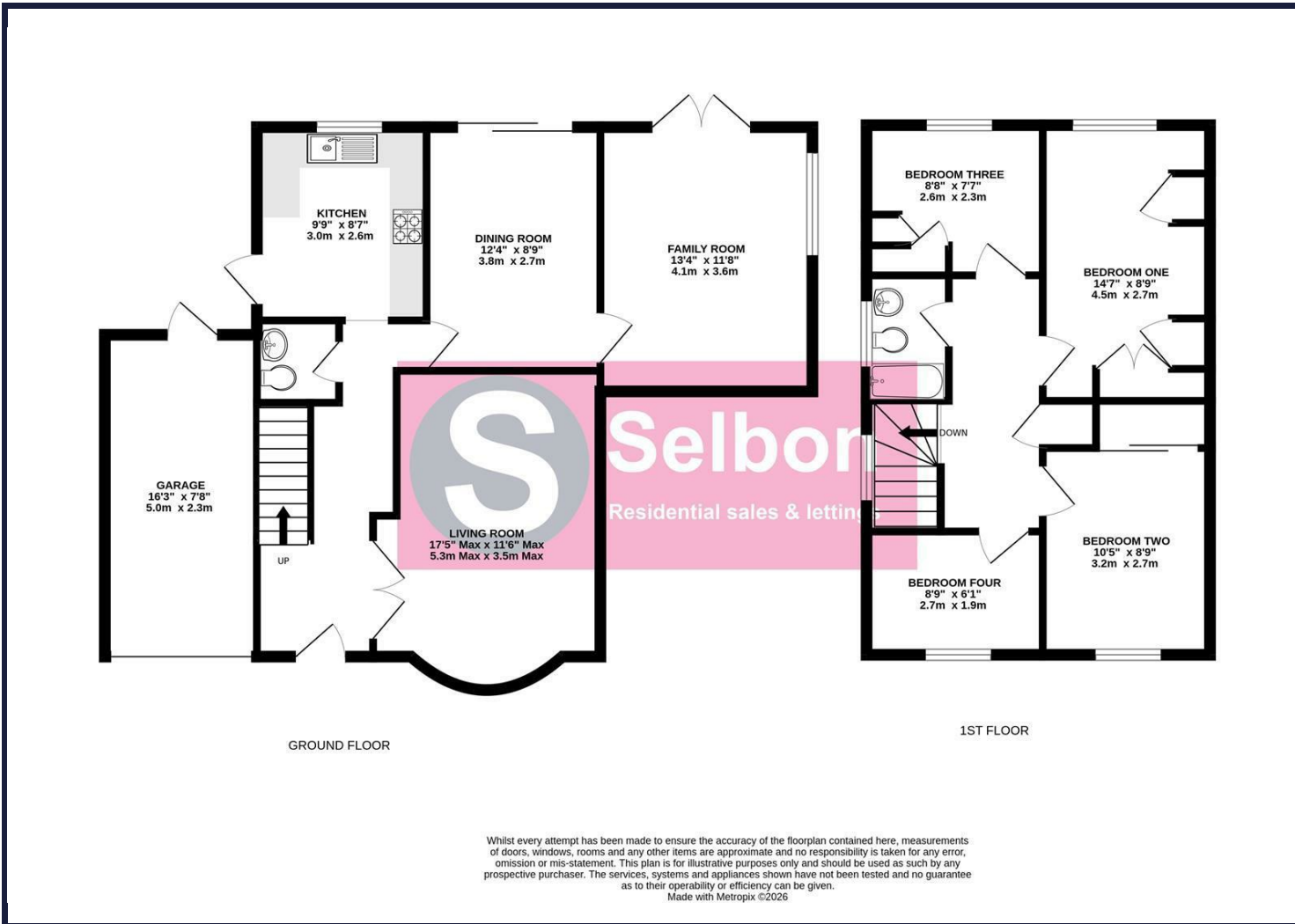




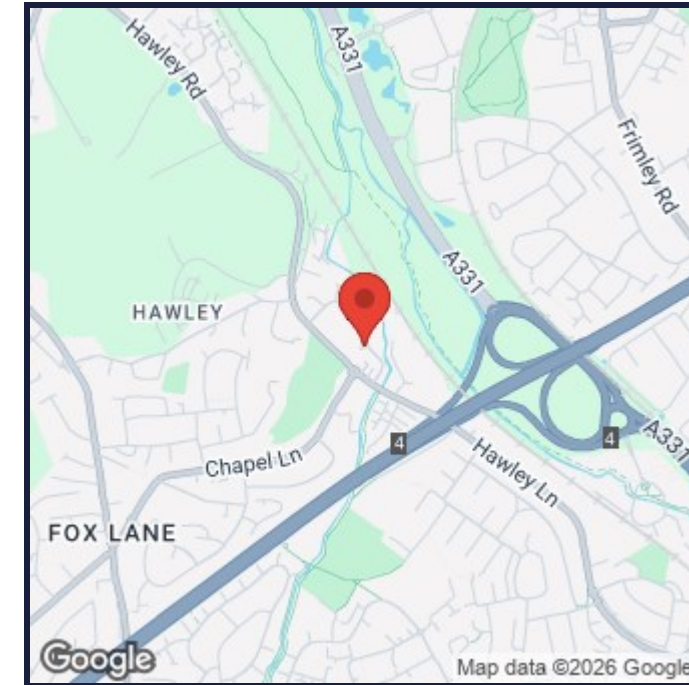




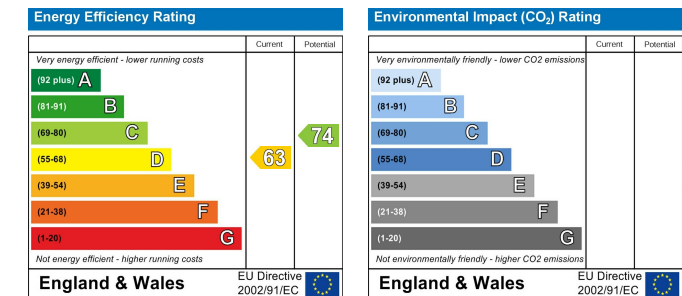
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: E

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