



Selbon

Residential sales & lettings

Fernhill Lane, Blackwater, Camberley,
Hampshire, GU17 9HA

£1,500 Offers in excess of

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Fernhill Lane

Blackwater, Camberley, Hampshire, GU17 9HA

- *** AVAILABLE MAY 2022 ***
- 15ft lounge
- kitchen
- Bathroom & separate WC
- Enclosed rear garden & lean to storage area
- Entrance hall
- Dining Room/bedroom 4
- 3 bedrooms
- Gas central heating & double glazed windows
- Driveway parking for several vehicles

*** AVAILABLE MAY 2022 ***

Selbon Estate Agents are delighted to offer this detached family home to the market, conveniently located on the Farnborough/Blackwater and Hawley borders with easy access to local shops, schools and other amenities.

Offering versatile living accommodation for modern day life, the property is located in a quiet area and is ideal for those looking to commute with excellent road and rail links or working from home.

The property is accessed via a brick block driveway leading to an entrance porch with access to the entrance hall which in turn has stairs leading to the first floor landing, parquet flooring and doors leading to a 15ft lounge, kitchen and a 4th bedroom/office on the ground floor.

The first floor landing has access to the loft space, 3 bedrooms, a 4 piece family bathroom and a separate WC.

Further benefits include gas central heating, double glazed windows, an enclosed rear garden and a driveway offering off road parking for several cars.

Please note that the garage and driveway to the rear are not included with the property.

We highly recommend an early viewing to avoid disappointment.



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Double Glazed Door To:

Entrance Porch:

Parquet flooring, door to.

Entrance Hall:

Radiator, parquet flooring, stairs to first floor with storage cupboard below, central heating thermostat, doors to lounge, dining room and kitchen.

Lounge:

15'7" x 12'5" (4.75m x 3.78m)

Front aspect double glazed windows, double glazed French doors to rear garden, double radiator, parquet flooring.

Dining Room/Bedroom 4

10'6" x 8'11" (3.20m x 2.72m)

Front aspect double glazed window, parquet flooring.

Kitchen:

8'11" x 8'4" (2.72m x 2.54m)

Comprising an inset single bowl and drainer stainless steel sink unit with mixer taps, roll edge work surfaces with appliance space, 4 ring gas hob, electric oven, plumbing for washing machine, eye and base level cupboard and drawer units, part tiled walls, radiator, quarry tiled floor, rear aspect double glazed window, boiler for domestic hot water and central heating, side aspect window, door to lean to storage area.

Lean To Storage Area:

18'1" x 8'6" max (5'6" min) (5.51m x 2.59m max (1.68m min))

A covered storage area with doors to the front and rear gardens, door to kitchen.

Landing:

Rear aspect double glazed window, access to loft space, doors to bedrooms, separate WC and bathroom.





Bedroom 1:
15'8" x 12'5" max (11'3" min) (4.78m x 3.78m max (3.43m min))
Dual aspect double glazed windows, radiator.

Bedroom 2:
9'6" x 8'11" (2.90m x 2.72m)
Front aspect double glazed window, radiator.

Bedroom 3:
9'5" x 6'8" max (5'4" min) (2.87m x 2.03m max (1.63m min))
Front aspect double glazed window, radiator.

Bathroom:
A white suite comprising a panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, close coupled WC, tiled shower cubicle, tiled floor, part tiled walls, radiator, double glazed window.

Separate WC:
A white suite comprising a close coupled WC, wash hand basin with tiled splash back, radiator, double glazed window.

Front Garden:
There is an area of garden and a brick block driveway for several vehicles with retaining walls.

Rear Garden:
An enclosed garden laid mainly to lawn with a small concrete patio area, outside tap, enclosed by panel fencing, door to covered storage area.

Driveway Parking:
The property has a brick block driveway offering off road parking for several vehicles.

Agents Note:
The garage and driveway to the rear of the property are not included with the property.





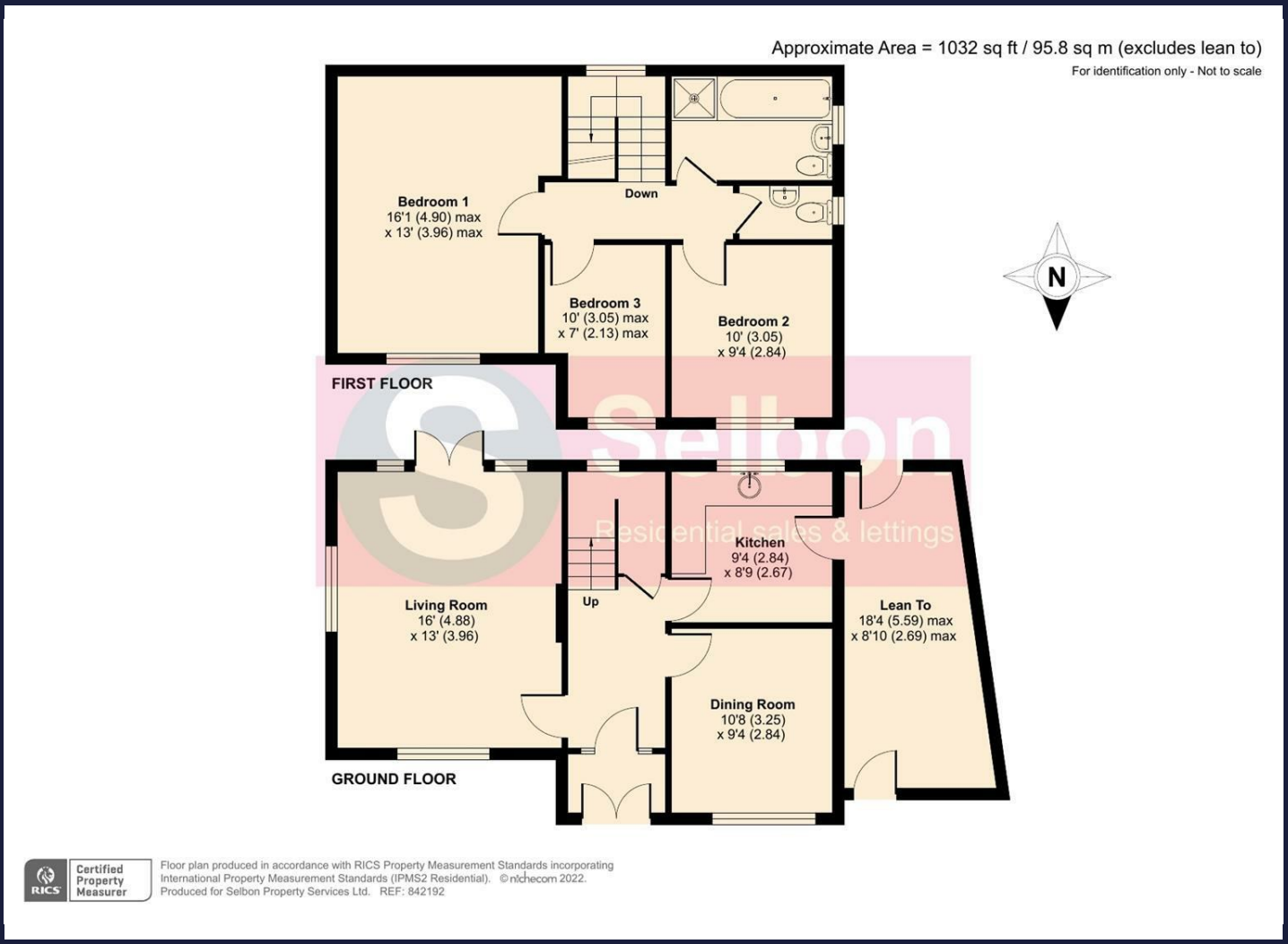
Directions

Please put postcode GU17 9HA into your sat nav, enter Fernhill Lane via Fernhill Road where the property can be found on the right hand side on the corner of Fernhill Close.

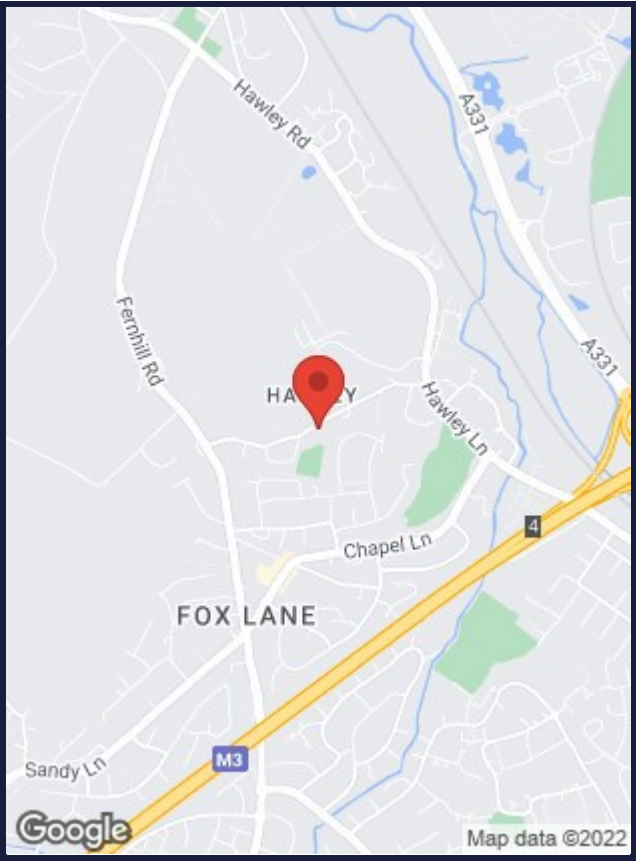




Floor Plans



Area Map

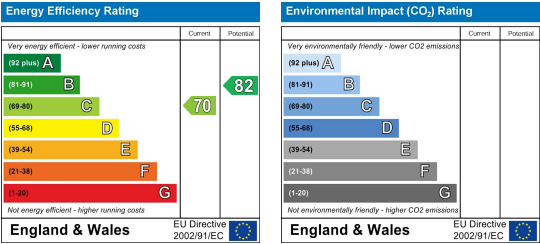


Viewing

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

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Energy Performance Graph



Council Tax Band: E