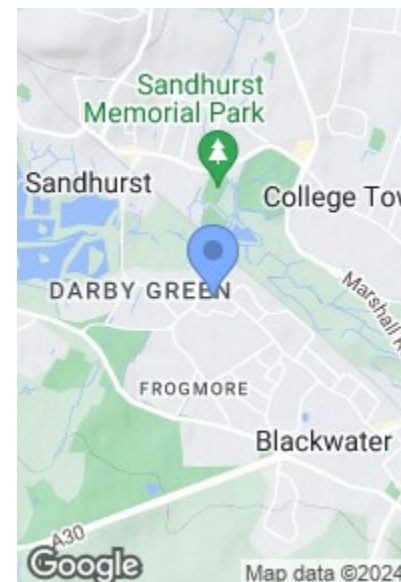
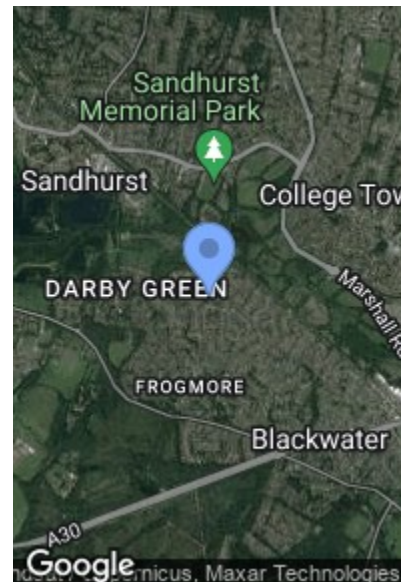
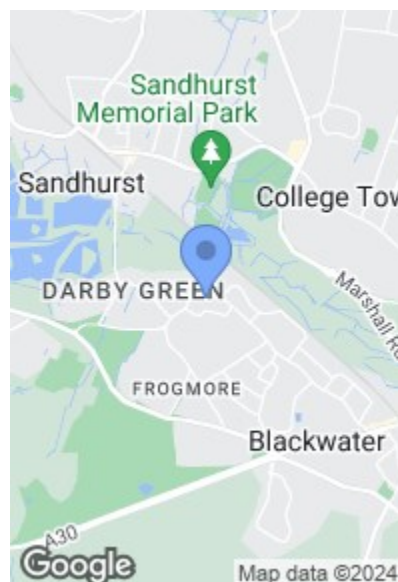




ROAD MAP

HYBRID MAP

TERRAIN MAP

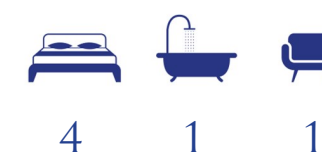


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		88
B	(81-90)		
C	(69-80)	69	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## MAIN FEATURES

- Mid Terrace Property
- Four Bedrooms
- Very Spacious Rear Garden
- Close To A Wide Range Of Local Amenities
- New Boiler
- Ample Driveway Parking
- Close To Yateley Common
- Close To Blackwater Train Station

## FULL DETAILS

### Living/Dining Room

24'0 x 10'0 (7.32m x 3.05m)

Feature fireplace (closed), laminate flooring and sliding door leading to the rear garden.

### Kitchen

11'0 x 7'7 (3.35m x 2.31m)

Range of base and eye level units, sink, four ring gas hob, extractor fan, oven, boiler, larder and space for; dishwasher, fridge/freezer and washing machine. Tiled flooring.

### Bedroom One

18'0 x 7'5 (5.49m x 2.26m)

Front aspect double bedroom, cupboards and carpet flooring.

### First Floor Landing

Carpet flooring and access to the loft.

### Bathroom

Wash hand basin, low level WC, bath with shower attachment, shower cubicle, partly tiled walls and tiled flooring.

### Bedroom Two

12'0 x 8'10 (3.66m x 2.69m)

Rear aspect and carpet flooring.

### Bedroom Three

11'5 x 8'10 (3.48m x 2.69m)

Front aspect and carpet flooring.

### Bedroom Four

9'9 x 8'10 (2.97m x 2.69m)

Front aspect and carpet flooring.

### To The Front

Ample driveway parking.

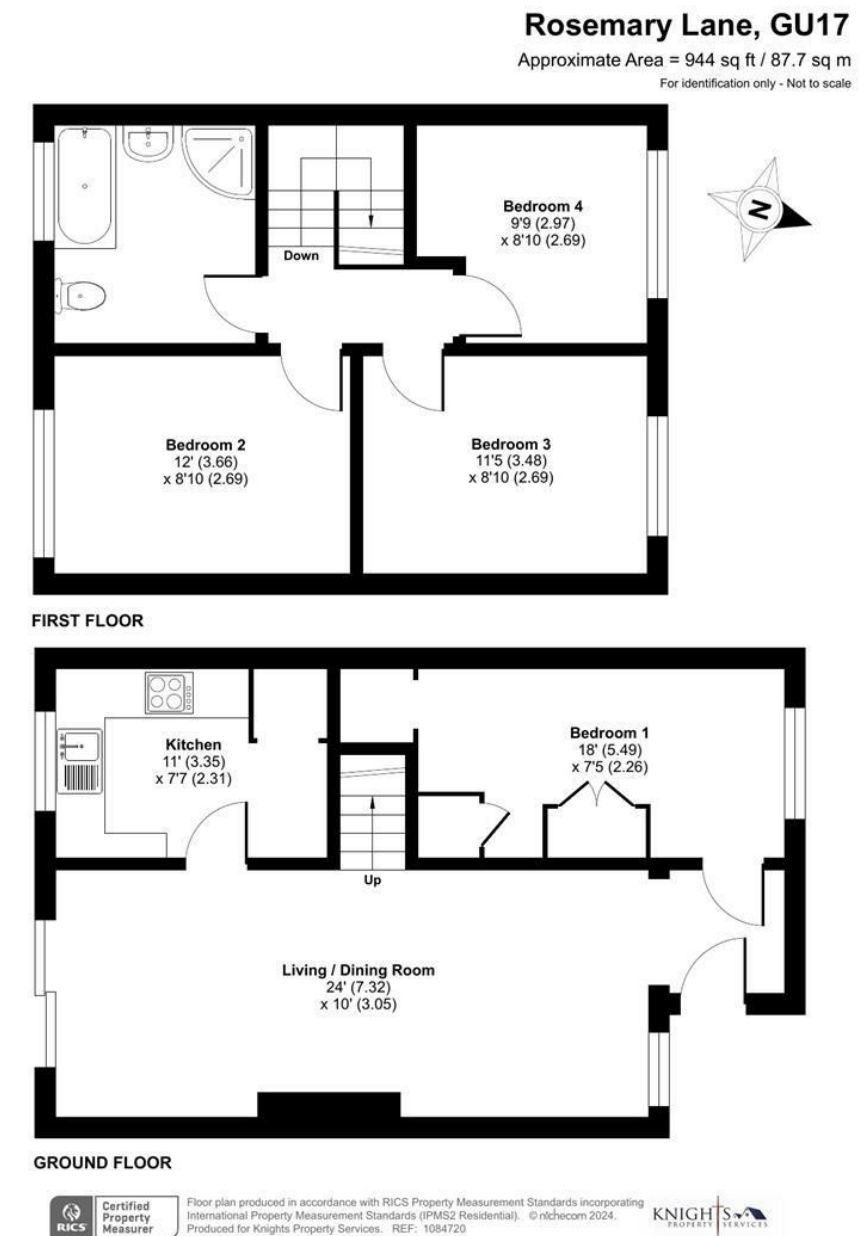
### To The Rear

Very spacious garden comprising; patio area, mainly laid to lawn and shed.

### Council Tax

Band D.

## FLOORPLAN



## ROSEMARY LANE, CAMBERLEY GU17

KNIGHTS PROPERTY SERVICES - For sale is this well presented four bedroom mid terrace property in Blackwater, which is within close proximity to local amenities as well as Blackwater train station, Meadows shopping centre and Yateley Common. The ground floor has a spacious living/dining room, kitchen and the garage has been converted to a good-size double bedroom. There are three further bedrooms and a four piece bathroom to the first floor. The home further boasts a very large rear garden with shed as well as ample driveway parking to the front of the property.