



Clarks Farm Way | Blackwater | Camberley | GU17 0SD

Guide Price £600,000 Freehold

Waterford's W
Residential Sales & Lettings

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Camberley | GU17 0SD
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Welcome to this stunning four-bedroom townhouse located on Clarks Farm Way in the charming area of Blackwater on the borders of Yateley. This modern property boasts a spacious layout with a large reception room, perfect for entertaining guests or relaxing with family.

As you step inside, you'll be greeted by four well-appointed bedrooms and three bathrooms, offering ample space for a growing family or those who enjoy having guests over. The property's modern design adds a touch of elegance to the living space, creating a warm and inviting atmosphere.

Situated in an exclusive development, this link-detached house offers privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life. With parking available for two vehicles, you'll never have to worry about finding a spot after a long day at work.

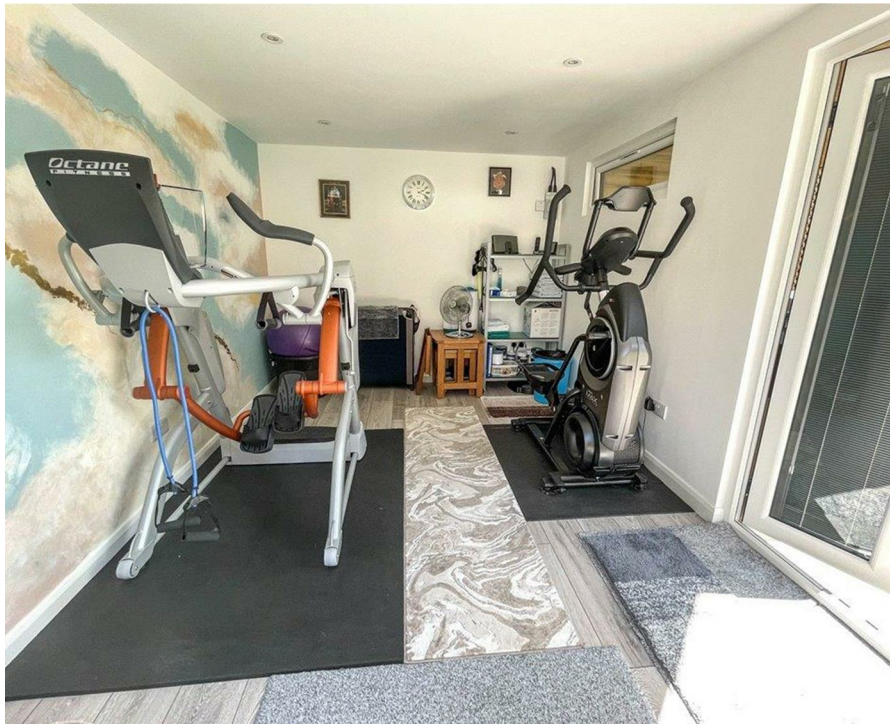
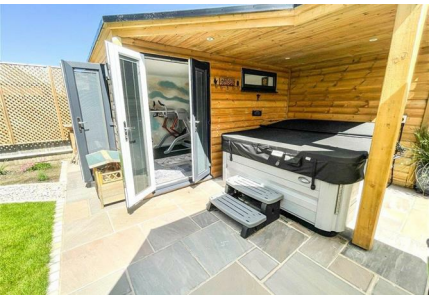
One of the standout features of this property is the home office/cabin, providing the perfect space for remote work or a quiet place to focus on personal projects. Whether you're working from home or simply need a peaceful sanctuary, this additional space is sure to meet your needs.

Don't miss out on the opportunity to make this beautiful house your new home. With no onward chain, you can move in hassle-free and start enjoying all that this property has to offer.

- MODERN DEVELOPMENT
- HOME OFFICE/CABIN
- FOUR BEDROOMS
- THREE BATH/SHOWER ROOMS
- PARKING & GARAGE
- CLOSE TO SCHOOLS
- NO ONWARD CHAIN



NO ONWARD
CHAIN



Location

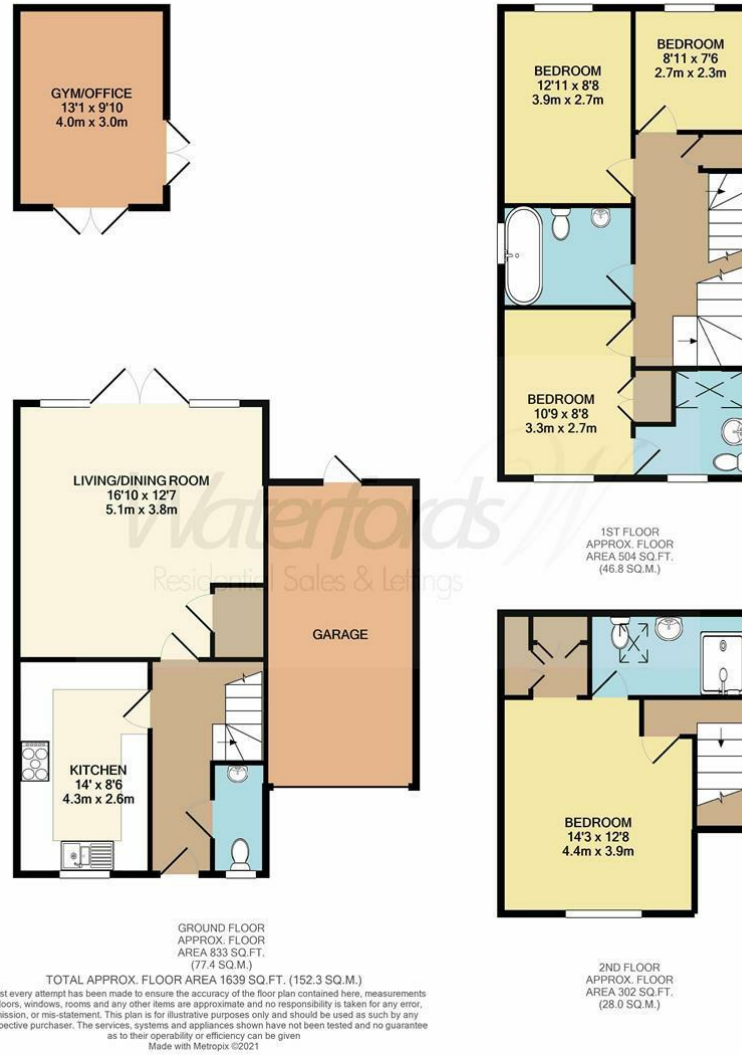
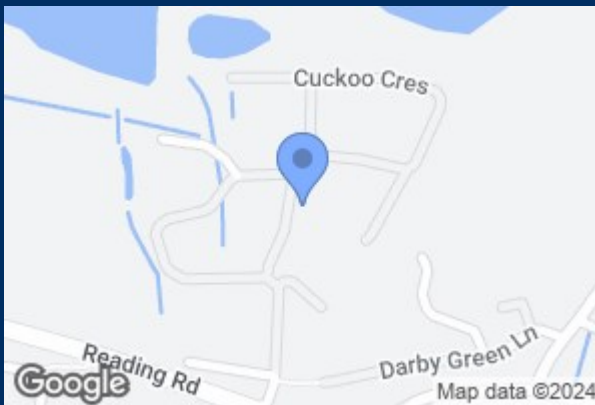
Blackwater borders Yateley and is a popular commuter town within the Hart district. Set along the A30 that connects to the M3 and A331. The River Blackwater is a notable attraction, along with four woodland parks, public houses, independent shops, business parks and reputable schools. The station serves regular links to Gatwick airport.

Description

Rarely available, this four bedroom detached home was built circa ten years ago by the award-winning developer, Bloor Homes. With high-specification, well-designed living, the home is within a select development offering direct access to Swan Lake Park. The contemporary accommodation is set over three floors with the first floor including a downstairs cloakroom, front aspect kitchen and rear aspect 16'10 lounge/diner. The first floor boasts three bedrooms and two bath/shower rooms whilst the second floor has master suite with dressing area and en-suite shower room.

Outside

The private south east facing rear garden houses a cabin which could be used as a home office or gym with a further covered area that currently hosts a hot tub. There are two sun terraces and a lawned area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(13-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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