



Frogmore Road | Blackwater | Camberley | GU17 0DB

Asking Price £575,000

Freehold



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A detached bungalow which has been recently refurbished, featuring a brand-new modern bathroom and kitchen/breakfast room with warranted appliances. The property enjoys a sought after non-estate position with a south-west facing rear garden, plenty of off road parking and an en-suite to the main bedroom.

- Main bedroom with en-suite
- Bedroom 3/sitting room
- Conservatory
- Brand-new kitchen and bathroom
- Living/dining room with fireplace
- South-west facing rear garden
- Own drive and detached garage
- Recently refurbished

Location

This property enjoys a prime non-estate position in the charming areas of Frogmore and Darby Green, just a stone's throw from the picturesque village green in Frogmore. Local amenities such as shops and schools, including a Tesco Express, are just a few hundred meters away. Nature enthusiasts will appreciate the nearby miles of scenic walking routes, including Swan Lake Park, Hawley Woods, and Yateley Common. The towns of Camberley and Farnborough, offering a wide range of shopping and recreational options, are just a short drive away, with the village of Yateley also within easy reach. For commuters, Blackwater station is nearby, offering regular services between Reading and Gatwick. Fleet and Farnborough mainline stations are just a short drive away, providing quick access to London Waterloo. Road users will benefit from the close proximity to the M3 junction 4 and the A30, ensuring easy access to surrounding areas. This location truly combines the best of both rural tranquility and convenient transport links.



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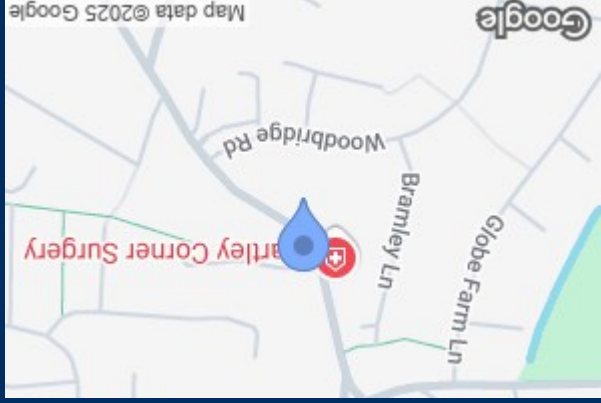


Description

This detached bungalow offers well-planned accommodation, designed for easy living and comfort. The "T"-shaped entrance hall provides independent access to all rooms, ensuring a practical and functional layout. The spacious "L"-shaped living/dining room features a cozy fireplace and a door leading to the brand-new kitchen/breakfast room, which is equipped with warranted appliances, making it perfect for both family living and entertaining. The property features three bedrooms, with the master bedroom benefiting from an en-suite shower room, offering added privacy and comfort. There is also a brand-new, contemporary family bathroom, designed to cater to the needs of the household with modern fittings and a fresh, stylish finish. A highlight of the property is the proper brick-built conservatory off bedroom three, offering a bright and versatile space to enjoy throughout the year. The bungalow is equipped with gas central heating, with a recently installed new boiler, and uPVC double glazing throughout for energy efficiency and comfort. This home combines practicality with modern features, making it an excellent choice for those seeking space and convenience.

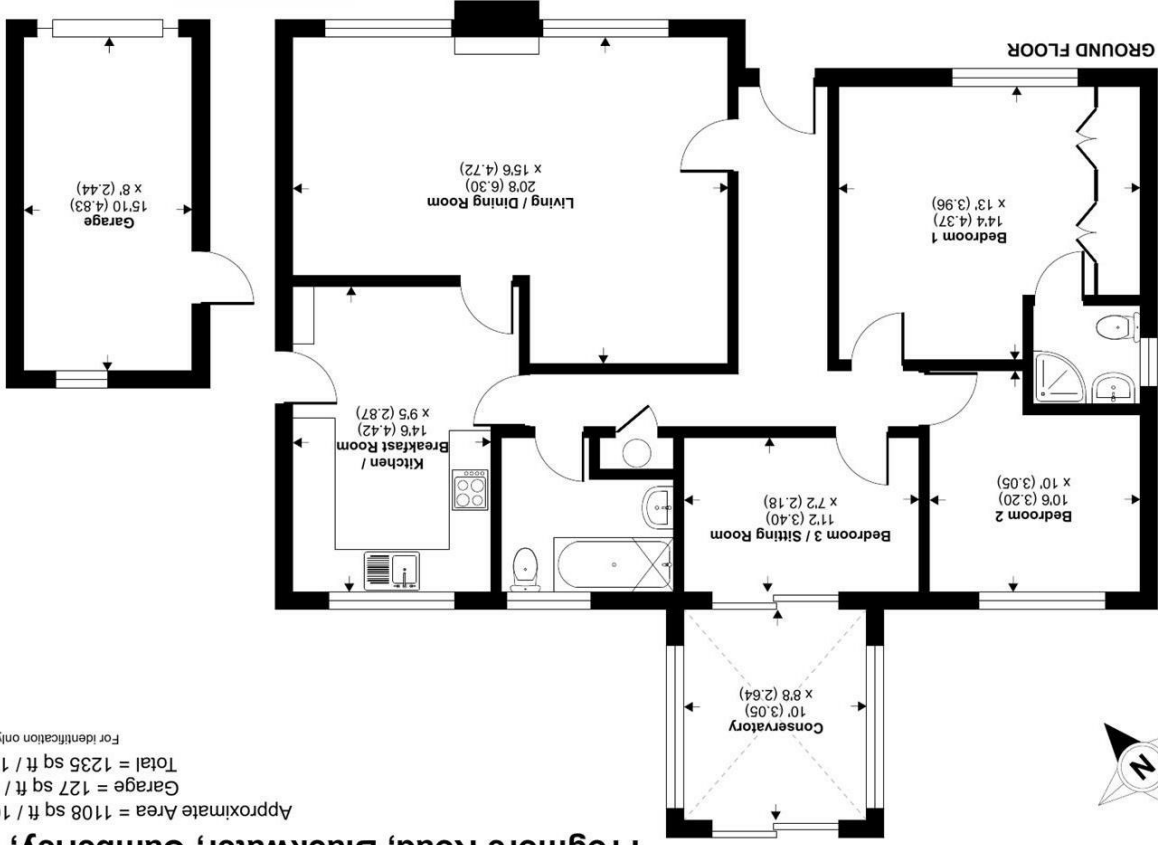
Outside

The property is approached via its own private driveway, secured by a traditional five-bar gate set on brick piers, offering both privacy and convenience. There is ample off-road parking available, along with a detached garage that features a side door, an up-and-over door, and both light and power, providing useful storage or workshop space. The front garden is neatly enclosed by established hedging and fencing, adding to the property's charm and privacy. Access to the rear garden is available down the side of the property, where the garden is also enclosed by mature hedging and fencing. The rear garden enjoys a desirable south-westerly aspect, providing plenty of sunlight throughout the day, perfect for outdoor enjoyment and relaxation.



Energy Efficiency Rating	
Current	Potential
85	65
EU Directive 2002/91/EC Not energy efficient - higher running costs A (92-100) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	


 Certified Property Measurement
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 International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
 Waterfords Residential Scale & Units



Frogmore Road, Blackwater, Camberley, GU17
 Approximate Area = 1108 sq ft / 102.9 sq m
 Garage = 127 sq ft / 11.8 sq m
 Total = 1235 sq ft / 114.7 sq m
 For identification only - Not to scale

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