



Rosemary Lane | Blackwater | Camberley | GU17 0LT

Asking Price £425,000

Freehold

*Waterford's* W  
Residential Sales & Lettings



Rosemary Lane | Blackwater  
Camberley | GU17 0LT  
Asking Price £425,000

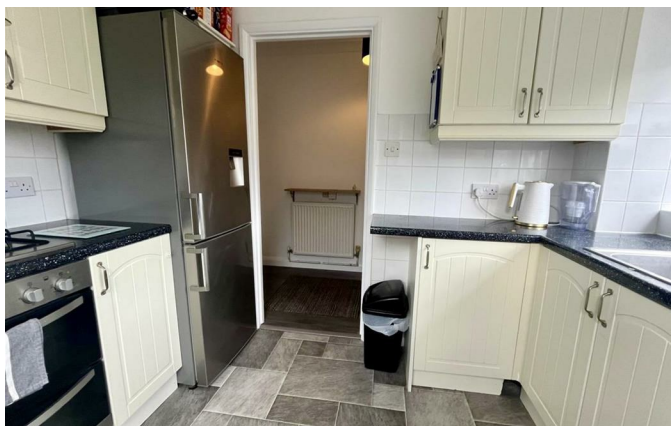
A extended semi detached three bedroom family home which also benefits from a integral garage and large corner plot garden.

- Extended semi detached family home
- 16ft Integral garage and driveway
- 11ft dining area
- Conservatory
- Three bedrooms and family bathroom
- 20ft Living room
- Kitchen
- Large garden

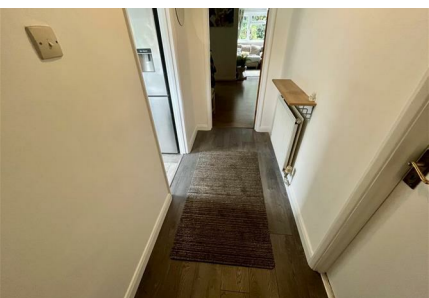
## Description

Offered to the market with no onward chain, this extended semi-detached family home provides spacious and versatile accommodation throughout. The ground floor features an entrance hall with access to the integral garage, a well-appointed kitchen, a generously sized living room with a separate dining area, and a conservatory overlooking the garden.

Upstairs, the property boasts three well-proportioned bedrooms and a modern



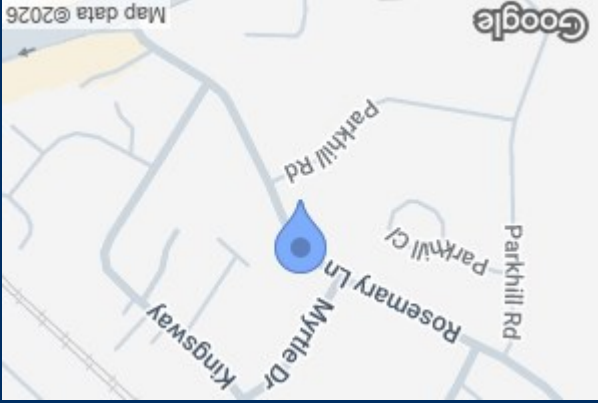




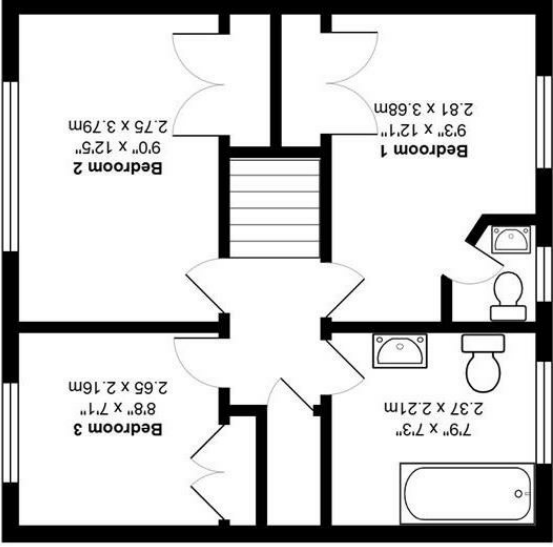
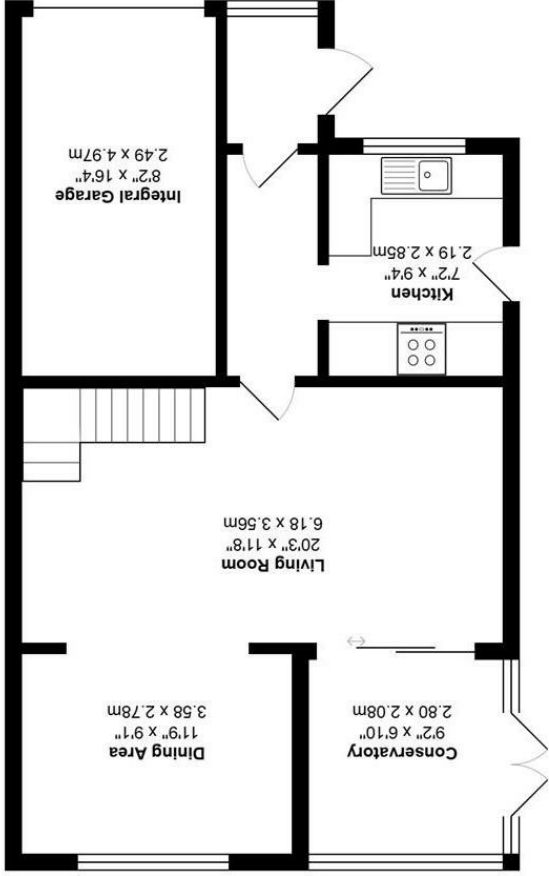
four-piece family bathroom.

Externally, the home benefits from a large, secluded side garden, mainly laid to lawn and bordered by mature hedging and trees, offering excellent privacy.

Conveniently located close to local shops, amenities, and highly regarded schools, the property is also within easy reach of Blackwater railway station. Nearby Hawley Woods and Blackwater Nature Reserve provide beautiful outdoor spaces, while excellent road links ensure easy connectivity to surrounding areas.



Energy Efficiency Rating	
Current	Potential
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
<i>Not energy efficient - higher running costs</i>	
(1-20) <b>G</b>	
(21-30) <b>F</b>	
(31-40) <b>E</b>	
(41-50) <b>D</b>	
(51-60) <b>C</b>	
(61-70) <b>B</b>	
(71-80) <b>A</b>	
<i>Very energy efficient - lower running costs</i>	
82	68



35 Plough Road  
 Yateley  
 Hampshire  
 GU46 7UW  
 01252 870222  
 yateley@waterfords.co.uk