



Olde Farm Drive | Blackwater | Camberley | GU17 0DU

Offers Over £525,000

Freehold



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Camberley | GU17 0DU
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A well-proportioned three-bedroom, two-bathroom home set on a generous corner plot of approximately 0.2 acres, featuring a garage with an adjoining workshop and ample driveway parking.

- Three double bedrooms
- Two large reception rooms
- Utility room with separate cloakroom
- Large corner plot garden approx. 0.2 of an acre
- Garage with adjoining workshop
- Two shower rooms
- Fitted kitchen
- Driveway with off street parking

Location

Situated in a sought after location close to highly regarded schools, local shops and other local amenities are all nearby along with bus service routes as well as Blackwater railway station and easy access to M3/M4 road links.

Description

A spacious and versatile three-bedroom semi-detached home, positioned at the end of a quiet





cul-de-sac and occupying a generous 0.2-acre corner plot. The accommodation includes a bright entrance hall leading to a large utility room with cloakroom. The 14'7" dual-aspect lounge overlooks the substantial corner-plot garden, offering excellent potential for extension (subject to planning permission). A separate 13' dining room enjoys views to the front and is complemented by a well-proportioned kitchen/breakfast room. A fitted shower room completes the ground floor.

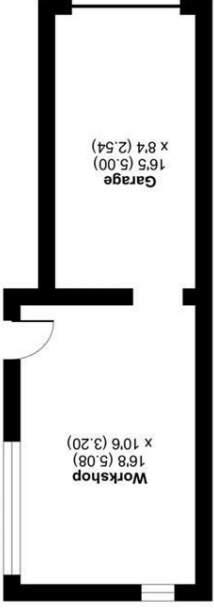
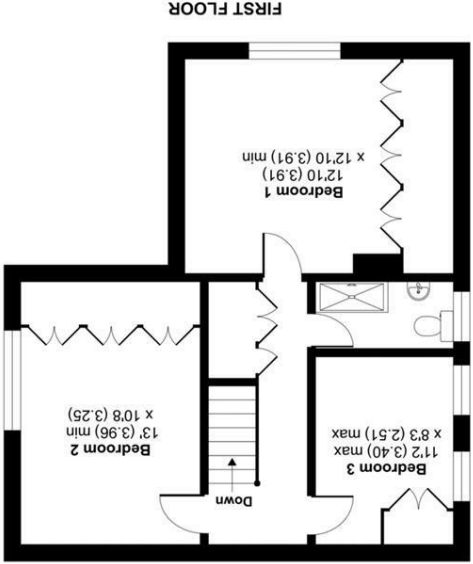
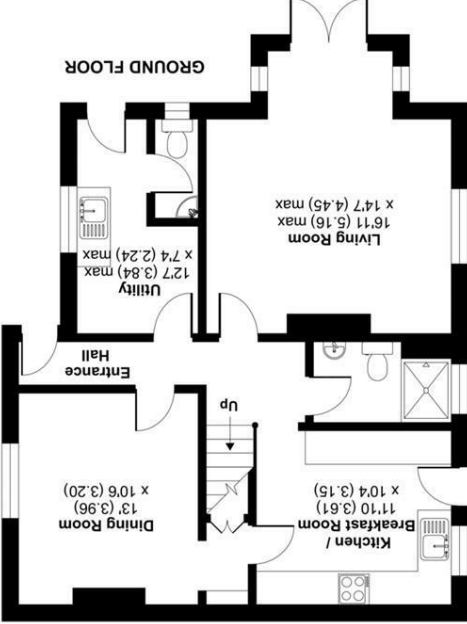
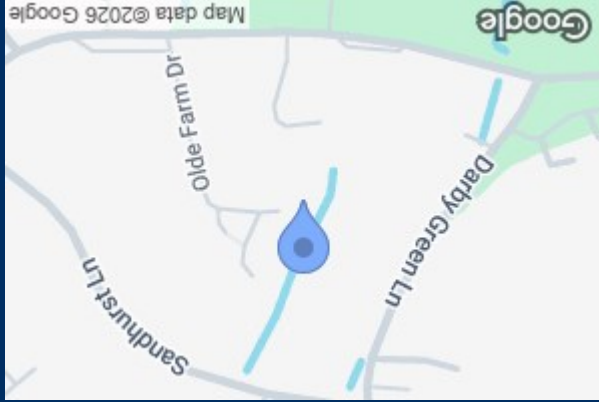


Upstairs, the property offers three generous bedrooms, all featuring built-in wardrobes, along with extensive eaves storage. A modern fitted shower room serves the first floor.



Externally, the home boasts an impressive corner-plot garden, mainly laid to lawn with a patio area, all enclosed by mature trees and fencing. To the front, there is driveway parking for multiple vehicles, leading to garage with adjoining workshop.





Olde Farm Drive, Blackwater, Camberley, GU17
 Approximate Area = 1369 sq ft / 127.1 sq m
 Garage = 140 sq ft / 13 sq m
 Workshop = 177 sq ft / 16.4 sq m
 Total = 1686 sq ft / 156.6 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025.
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Energy Efficiency Rating	
Current	Potential
84	69
Very energy efficient - lower running costs A (91-93) B (81-91) C (69-81) D (55-69) E (39-55) F (21-39) G (1-21) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

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