



**Selbon**

Residential sales & lettings

Hurst Avenue, Blackwater, Camberley,  
Surrey, GU17 9EZ

Guide price £475,000 Freehold

 3  2  1  B

**01252 979300**  
Selbonproperty.co.uk



- Three Bedroom Semi-Detached Family Home
- Kitchen With Integrated Appliances
- Dual Aspect Principal Bedroom Occupying the Top Floor
- Driveway For A Couple Of Vehicles
- Still Benefitting From NHBC Warranty
- Downstairs Cloakroom
- Open Plan Living/Dining Room With French Doors Onto The Garden
- En-Suite Shower Room To Principal Bedroom
- Part Converted Garage With Side Access
- Ideal Location For North Or Southbound M3 Access

Selbon Estate Agents are delighted to welcome to the market this well presented three bedroom semi-detached family home, located on the popular Helios Park Development in Blackwater, Camberley.

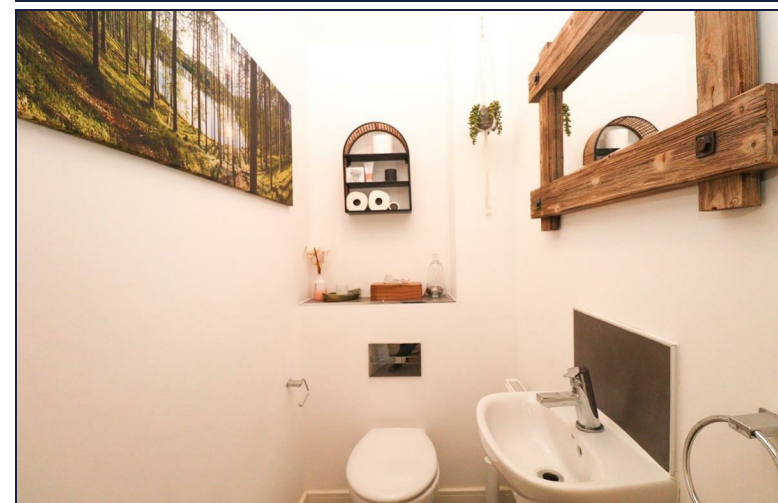
The current school catchments in this area include: Pinewood Infant School, Guillemont Junior School and Bohunt Farnborough.

We are advised there is a service charge of £240 per annum.

Stepping inside, the hallway offers stairs to the first floor, storage cupboard, access into the kitchen and living/dining room and a downstairs cloakroom. The modern kitchen suite features a range on base level and wall mounted storage cupboards and integrated appliances including a fridge freezer, dishwasher, washing machine, oven and a four burner gas hob with a wall mounted extractor fan. The rear access living/dining room is just shy of 18ft in length and benefits from dual windows surrounding the French doors onto the rear garden. The first floor comprises two great sized bedrooms and the tiled family bathroom with WC, wash basin and a bathtub with hand shower. The impressive dual aspect principal bedroom is on the second floor and offers over 24ft of floorspace and is finished with plantation style shutters on both sides of the room. There is also an en-suite shower room to the principal bedroom with WC, wash basin, and glass panelled shower cubicle.

Other notable features include gas central heating, UPVC double glazing and there is still NHBC warranty remaining on the home.

The garden is mainly laid to lawn with a surrounding flowerbed. There is also a storage shed, side access gate and a veranda over the patio, making for an ideal al fresco dining area. To the front there is a driveway for a couple of vehicles sat in front of the garage. The garage has been partly converted into a storage area, previously used as an office and benefitting from lighting and power points.







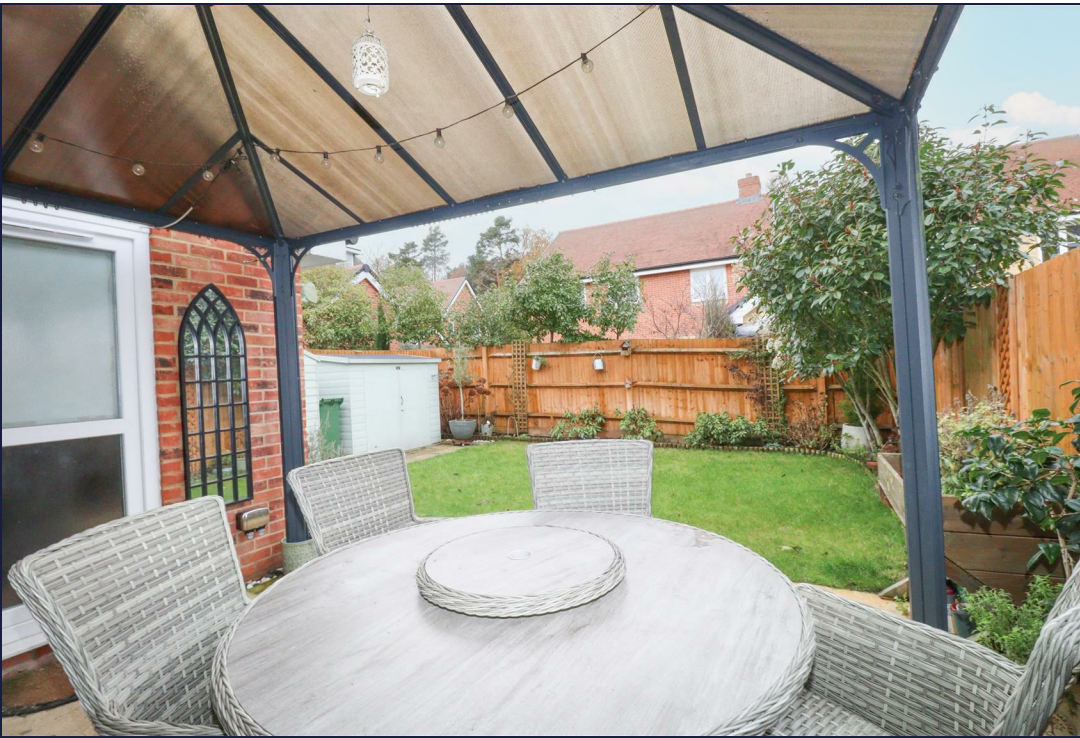








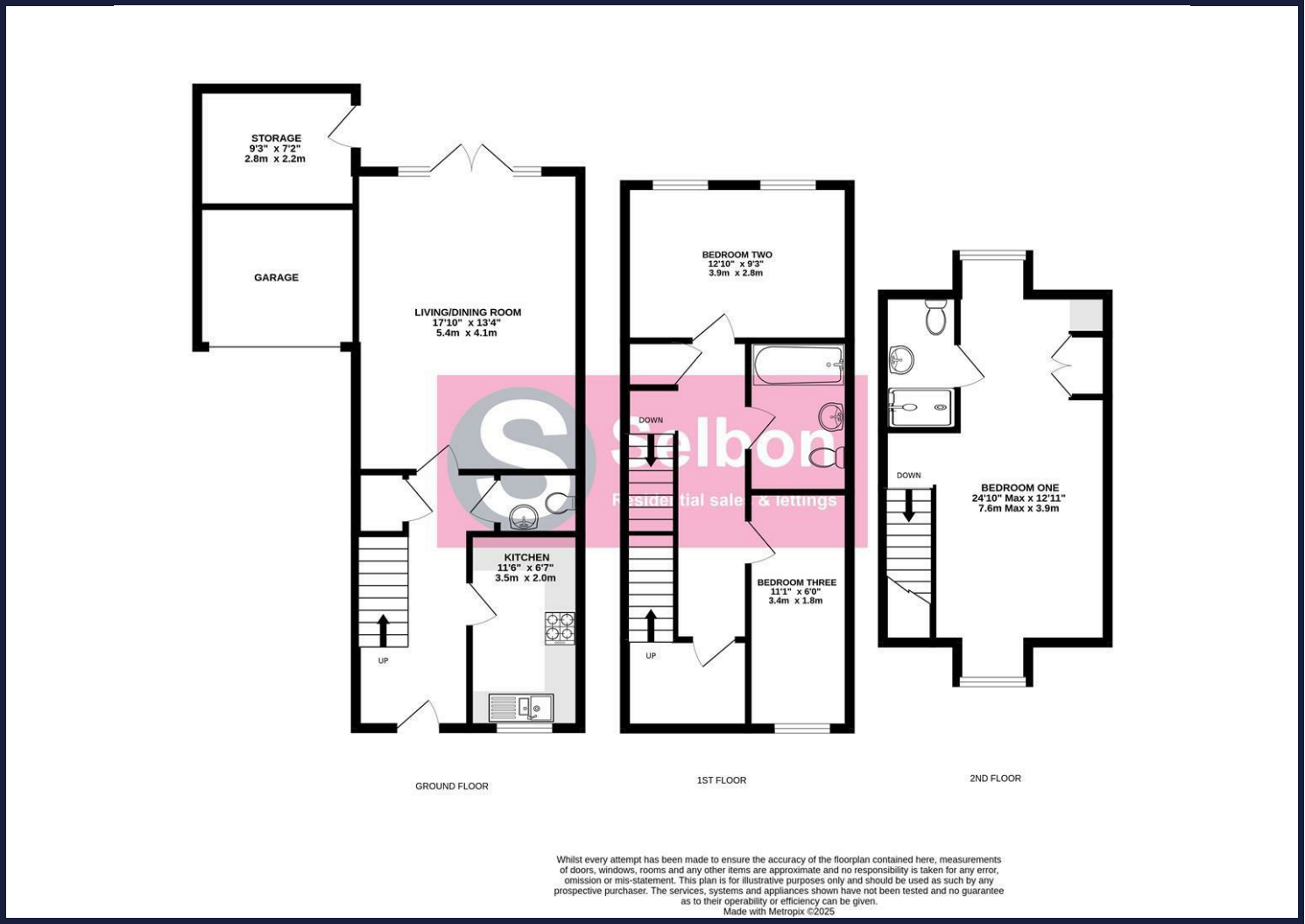








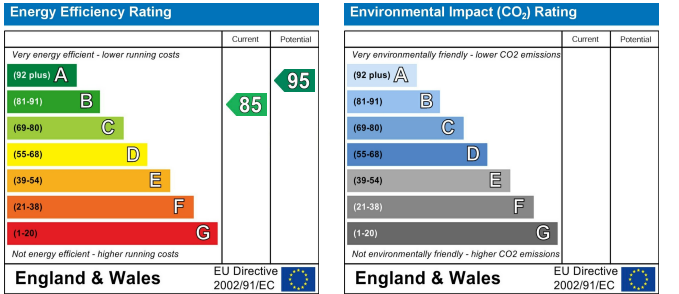
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: D