



Hurst Avenue | Blackwater | Camberley | GU17 9EZ

Asking Price £475,000

Freehold

*Waterfords* W  
Residential Sales & Lettings

Hurst Avenue | Blackwater  
Camberley | GU17 9EZ  
Asking Price £475,000

Offered to the market in excellent condition throughout is this large 3-bedroom semi-detached home situated in the popular Helios Park development, built in 2020 by Bellway Homes and is a stones throw away from Hawley lake and woods.

- Semi-Detached Family Home
- Built in 2020
- Walking Distance to Hawley Lake
- Master Suite with En-Suite and Dressing Area
- Excellent Condition Throughout
- Helios Park Development
- Excellent Commuter Links
- Garage and Driveway Parking
- 10 Year NHBC Warranty
- Council Tax Band: D from Build Date

This 3-bedroom semi-detached home was built in 2020 by Bellway Homes as part of the Helios Park development, nestled in beautiful woodlands.

As you enter the property you will find the modern kitchen to the right-hand side which benefits from AEG built-in appliances and ample storage space. To the rear of the property is the large





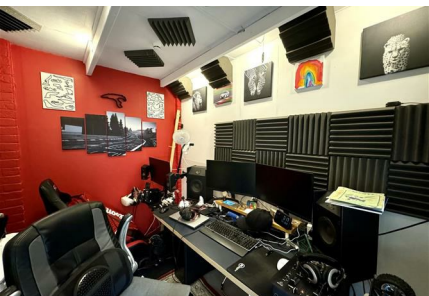
living / dining room with feature planning and French doors leading out onto the covered patio. Additionally there is a large downstairs WC and under-stairs storage. The versatility of this house design has to be viewed to be appreciated and with an outside office to the back of the garage working from home is never a problem. The family bathroom is located on the first floor which services two double bedrooms. The master bedroom suite can be found on the top floor and has its own en-suite shower room and plenty of wardrobe storage.



Outside to the rear there is a purpose built all year round canopy and patio immediately adjacent to the house. The remainder of the rear garden is made up with artificial turf and colourful raised borders providing easy maintenance. The front of this lovely home with approached by a large driveway with parking for 2 cars in addition to the part converted garage ideal for additional storage or motorbikes.



The property is immaculately presented and situated adjacent to local woodland walks across Hawley woods and lake. Local schooling includes Pinewood Infant school, Guillemont Junior school and Fernhill Secondary school. Well positioned for access to the M3 and other major road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke, and Southampton. Easy access to surrounding countryside including Fleet Pond nature reserve, a notable beauty spot. In addition, Fleet has





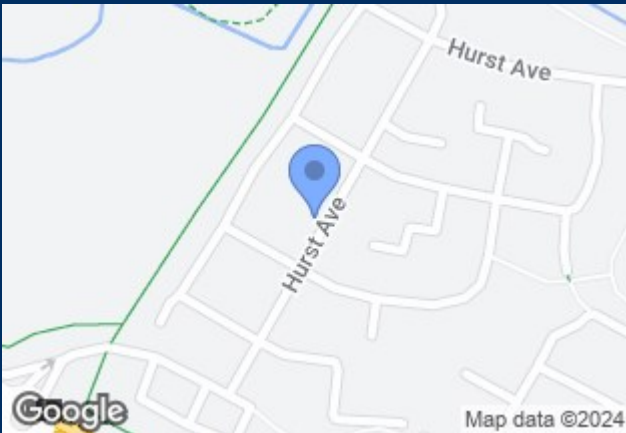
recently been voted the best place to live in the UK by the Halifax quality of life study and making Fleet a popular choice for families and commuters alike.

Waterfords are delighted to represent this stunning property and viewings are highly recommended to truly appreciate the opportunity. Book your viewing today!

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





Total Area: 1255 ft<sup>2</sup> ... 116.6 m<sup>2</sup>  
 All measurements are approximate and for display purposes only

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

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