



Osbornes
Independent estate agents

Clanfield Ride | Blackwater

END OF CHAIN - A well-presented three-bedroom home, perfect for family living, is available in the desirable Clanfield Ride area of Blackwater.

Three Bedrooms | Modern Kitchen | Modern Bathroom | Enclosed Rear Garden | Gas Central Heating | Detached Garage

£435,000 | Freehold

END OF CHAIN - A well-presented three-bedroom home, perfect for family living, is available in the desirable Clanfield Ride area of Blackwater. This property offers spacious accommodation throughout, beginning with an inviting entrance hall.

The ground floor features a modern, front-aspect fitted kitchen and an impressive 18'9" rear-aspect living room with doors opening directly onto the rear garden. A valuable second reception room provides flexible additional space for a study, playroom, or formal dining room.

Stairs from the hallway lead up to the first floor, which comprises three good-sized bedrooms, all served by a contemporary family bathroom.

Clanfield Ride is a highly sought-after residential location, ideal for families and commuters alike.

The area is situated close to well-regarded schools and provides easy access to nearby common land, perfect for dog walking and outdoor recreation.

Local shops, amenities, and Blackwater railway station-offering convenient links to Guildford and Reading-are all just a short walk away.

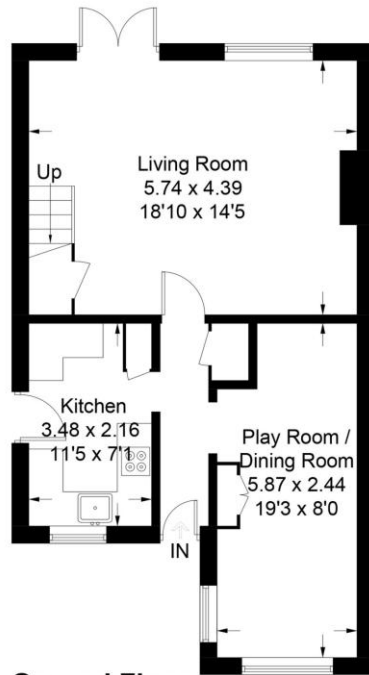
For those traveling by car, there are excellent road links to the M3 (Junction 4), providing seamless access to the M25, as well as Heathrow and Gatwick airports. Blackwater is also conveniently located within two miles of Camberley town centre, which offers a comprehensive range of high street shops, sports facilities, restaurants, and entertainment options. Regular bus services connect the area to neighbouring towns and villages.

Council Tax Band D - EPC Band C

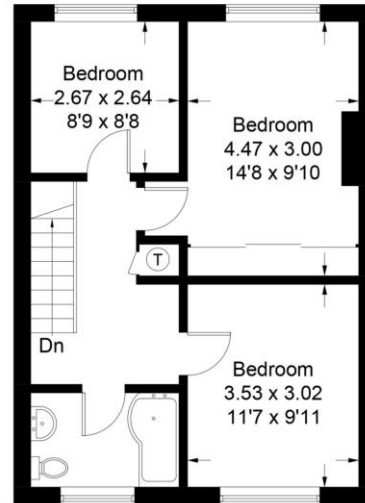




Approximate Gross Internal Area Total = 99.8 sq m / 1074 sq ft



Ground Floor
Sq ft 569



First Floor
Sq ft 505

Clanfield Ride

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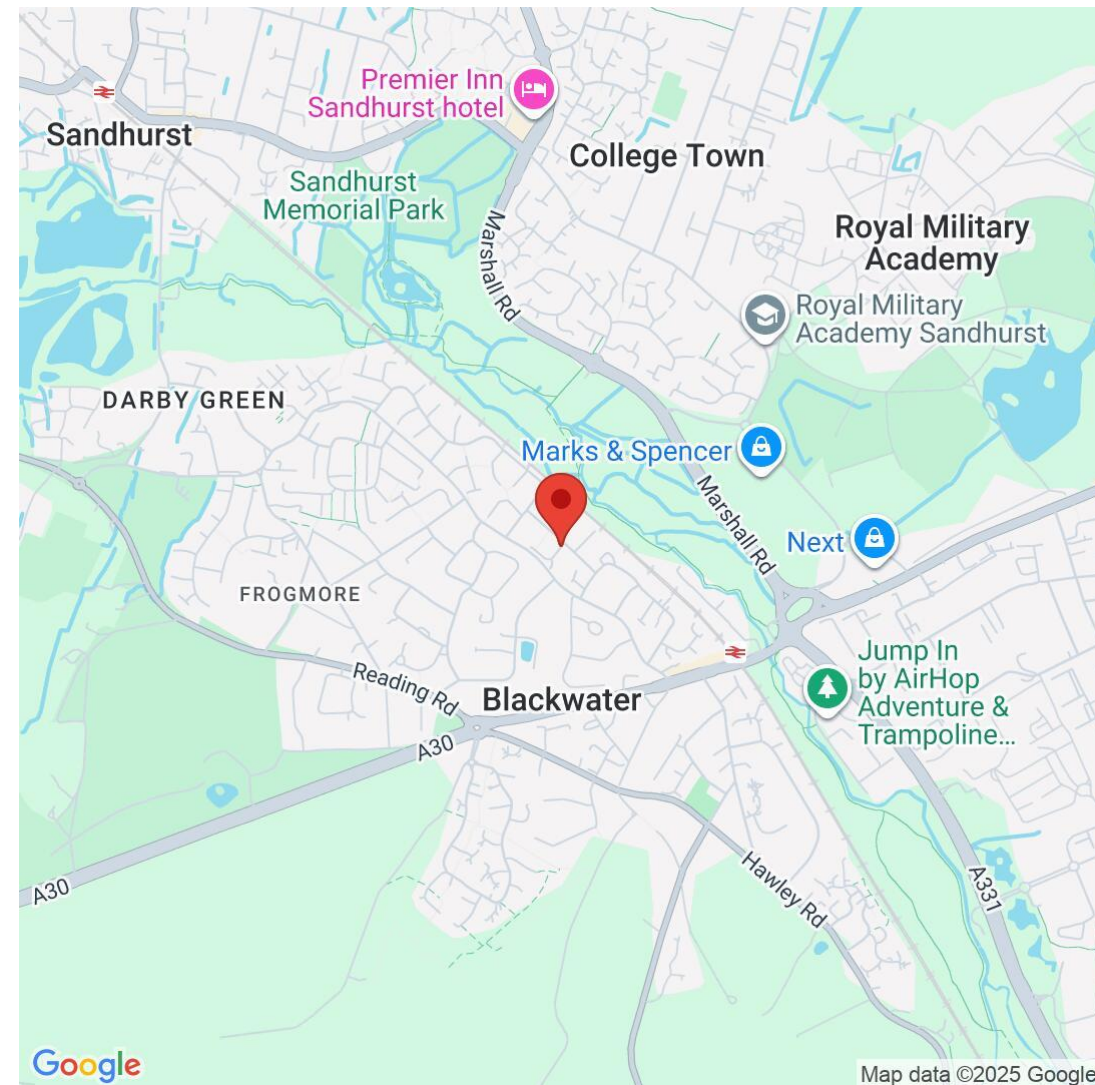
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID579524)

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC