



# Selbon

Residential sales & lettings

Ashbury Drive, Blackwater, Camberley,  
Surrey, GU17 9HH

Offers over £550,000 Freehold

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**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Four Bedroom Detached Family Home
- Living Room, Dining Room and Family Room
- Garage With Power And Lighting
- Potential To Extend (S.T.P.P)
- Close To Schools And Shops
- Downstairs Cloakroom
- Generous Corner Plot Garden
- Driveway For Multiple Vehicles
- A331 And M3 Access Junctions Nearby
- UPVC Double Glazing And Gas Central Heating

Selbon Estate Agents are delighted to offer to the market this extended four bedroom detached family home ideally situated in an excellent spot for commutability.

On entering the property you are welcomed into a hallway with stairs to the first floor. The principle accommodation includes; front aspect living room, kitchen, dining room, family room and cloakroom to the ground floor.

The front aspect living room is bay fronted and accessed via french doors from the hallway. There is a downstairs cloakroom off the hallway with wash basin and W.C. The kitchen offers plenty of base and eye level storage cupboards, stainless steel sink with drainer and a side access door onto the garden, behind the garage. The dining room offers sliding doors onto the rear garden, and leads into an additional family room, which was a single storey extension by the previous owners.

Upstairs you'll find four bedrooms, three of which benefit from fitted wardrobes. The tiled bathroom suite features a panelled bathtub with shower curtain and wall mounted electric shower, wash basin and W.C. The landing also gives access to an airing cupboard and loft hatch.

The property offers a generous plot which is approximately 0.14 of an acre. The garden is mainly laid to lawn with flowerbeds surrounding the far side, a patio surrounding the home and leading round the side of the home where there is an additional low maintenance garden area with a side access gate to the front of the property.

There is a lean to off the side of the kitchen, offering sheltered access into the rear of the garage, The garage is approximately 24ft. in length and benefits from lighting, power and plumbed for utilities.

To the front there is a driveway for multiple vehicles.

Nearby you'll find a parade of shops on Chapel Lane, Farnborough Gate Retail Park, A331 and M3 Junctions.

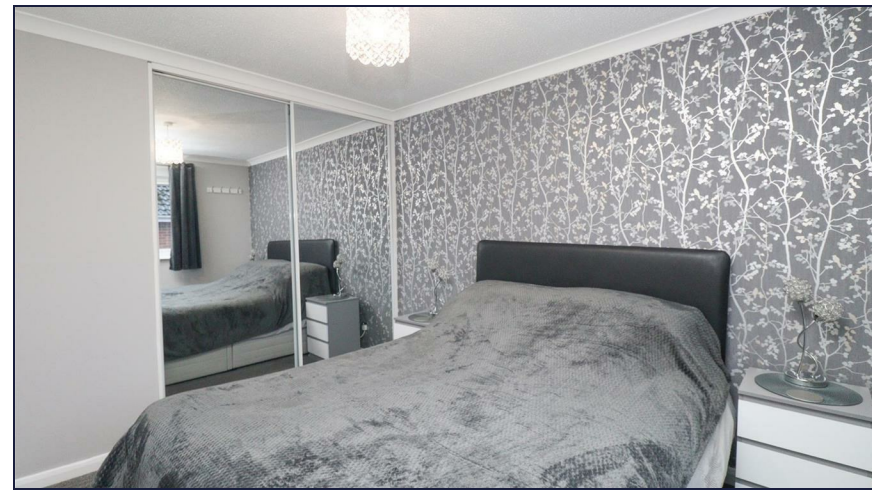
Other notable features include: gas central heating and UPVC double glazing.













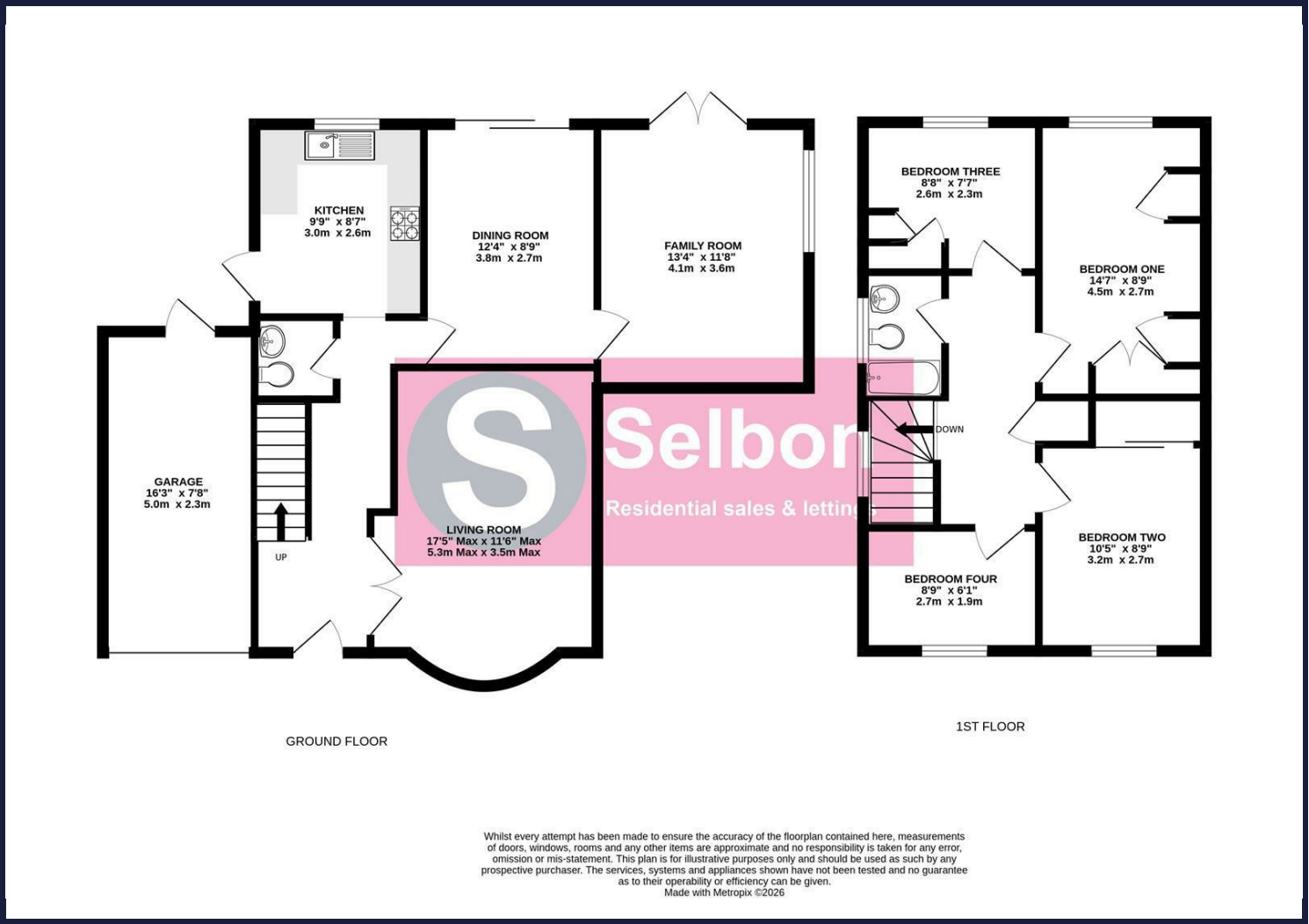




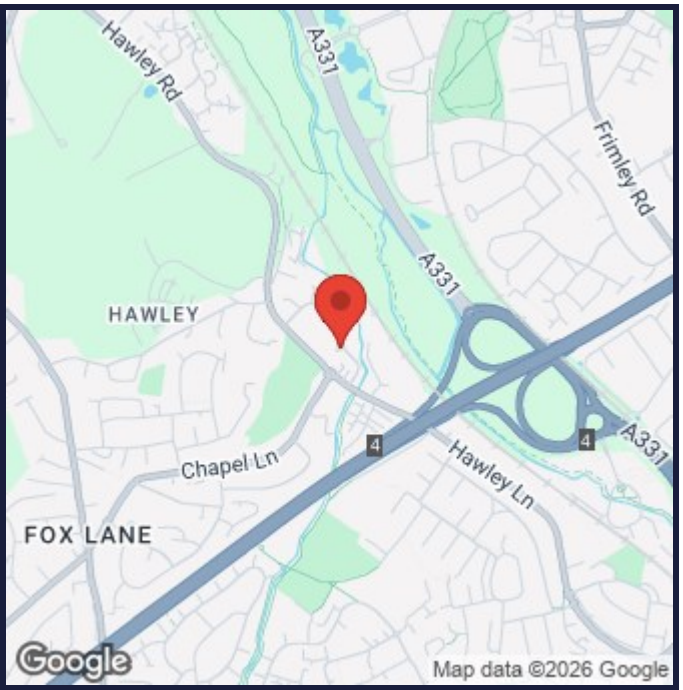




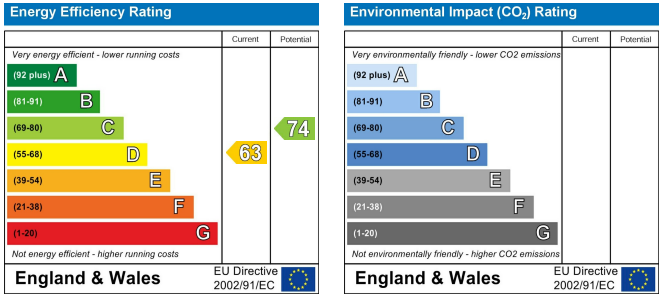
Floor Plans



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

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Council Tax Band: E