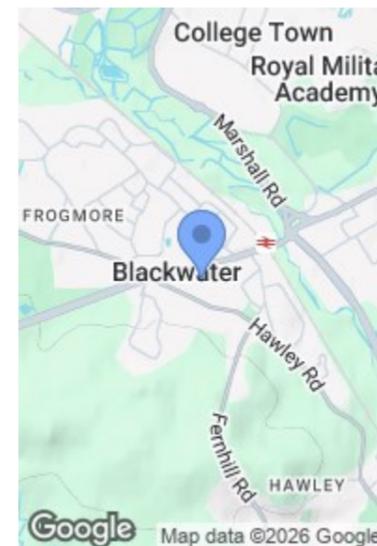




ROAD MAP

HYBRID MAP

TERRAIN MAP



WILLOW LANE, BLACKWATER, CAMBERLEY GU17  
GUIDE PRICE £375,000

Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		84
B	81-91		
C	69-80		
D	55-68		
E	39-54	48	
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## MAIN FEATURES

- Character Property
- Two Double Bedrooms
- Recently Decorated Throughout
- Walking Distance Of Blackwater Train Station
- Driveway Parking For One Car
- Two Reception Rooms
- Courtyard Garden
- Beautifully Presented

## FULL DETAILS

### Porch

Enter via door with door leading through to;

### Living Room

Front aspect, feature log burner and wood flooring.

### Dining Room

Understairs storage cupboard, laminate flooring and door leading to the rear garden. Stairs leading to the first floor.

### Kitchen

Range of units, wood surfaces, sink, cooker and space for; fridge/freezer and washing machine. Partly tiled walls and tiled flooring.

### Bathroom

Bath with shower attachment, low level WC, wash hand basin, heated towel rail and wood flooring.

### First Floor Landing

Carpet flooring.

### Bedroom One

Front aspect, wardrobes, shelving and carpet flooring.

### Bedroom Two

Rear aspect and carpet flooring. Access to the cupboard housing the boiler.

### To The Rear

Laid to slate and patio. Shed, log store and gate.

### To The Front

Shingled driving parking for one car.

### Council Tax

Band C.

## FLOORPLAN



TOTAL FLOOR AREA: 573 sq.ft. (53.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## WILLOW LANE, BLACKWATER, CAMBERLEY GU17

KNIGHTS PROPERTY SERVICES - Nestled on Willow Lane in Blackwater, is this charming character cottage for sale. Upon entering, you are welcomed into a good-size living room, complete with a cosy log burner. There is a dining room, along with a galley-style kitchen and bathroom to complete the ground floor. To the first floor there are two double bedrooms. Externally, the property boasts driveway parking for one car and a very well maintained courtyard style rear garden.

This appealing and beautifully presented cottage, which has recently been decorated throughout, is ideally situated with easy access to the M3 and M25 as well as being within walking distance of Hawley Primary School. The Meadows shopping centre is just a short distance away, with a large M&S and Tesco and a Next opposite.

With its blend of character, convenience and comfort, this property is not to be missed.