




Birch Drive  
Camberley, GU17 9BY  
£1,200,000

## Property Details

 4 bedrooms

 3 baths

 EPC Rating TBC

 2516 sqft

 Blackwater Station (1 mile)

- Situated in a sought-after road in Blackwater
- Good local schools, local shops and amenities Nearby
- Blackwater valley countryside close by as well as Hawley Woods
- Excellent road links with proximity to M3
- Four double bedrooms
- Modern kitchen and three receptions
- Detached garage and large driveway parking for numerous vehicles
- Large rear garden offering good privacy
- Council tax band F

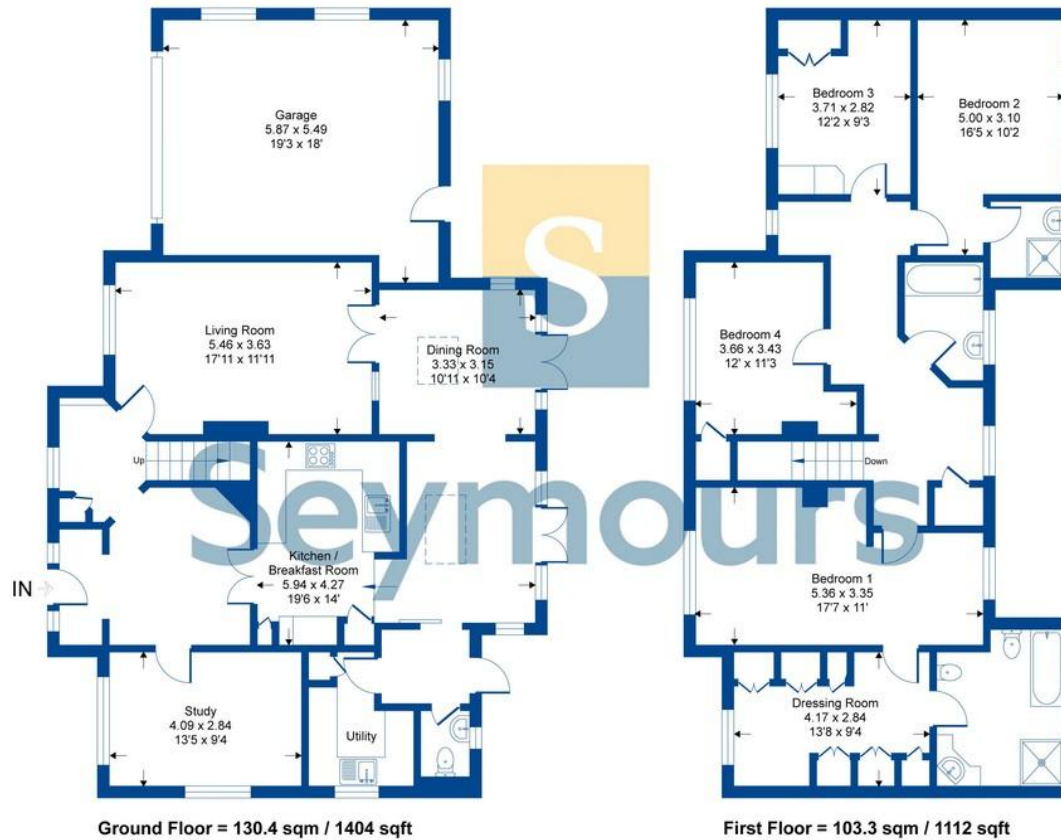
This charming, detached family home is nestled on a third of an acre plot in one of Blackwater's most sought-after roads. The property boasts good sized rooms, whilst being well presented throughout. There is a very spacious reception hall leading to an attractive living room as well as a useful snug or large office. To the rear of the house is a well fitted modern kitchen opening to the dining area and double doors to the rear garden. There is also a useful utility and cloakroom. Upstairs benefits from four good double bedrooms with the main bedroom having a dressing area and spacious en-suite. There is also an en-suite shower to the second bedroom and a family bathroom serving the other two. A particular feature of the house is a large block paved driveway which leads to an integral double garage. The rear garden offers a generous lawned area with a large degree of privacy.



## Property Details

### Kyle Cottage

Approximate Gross Internal Area = 233.7 sq m / 2516 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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