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**Seymours**

Hamble Avenue  
Camberley, GU17 0HP  
£495,000

## Property Details

-  3 bedrooms
-  1 bathroom and a cloakroom
-  EPC Rating D
-  Over 1400 Square foot
-  Blackwater station 0.7 miles
  - Extended and well presented family home
  - Over 1400 square foot of space
  - Three double bedrooms
  - Large living room
  - Modern kitchen dining room
  - Playroom/study
  - Cloakroom and modern bathroom
  - Mature rear garden
  - Conveniently located near to local shops, amenities and railway station

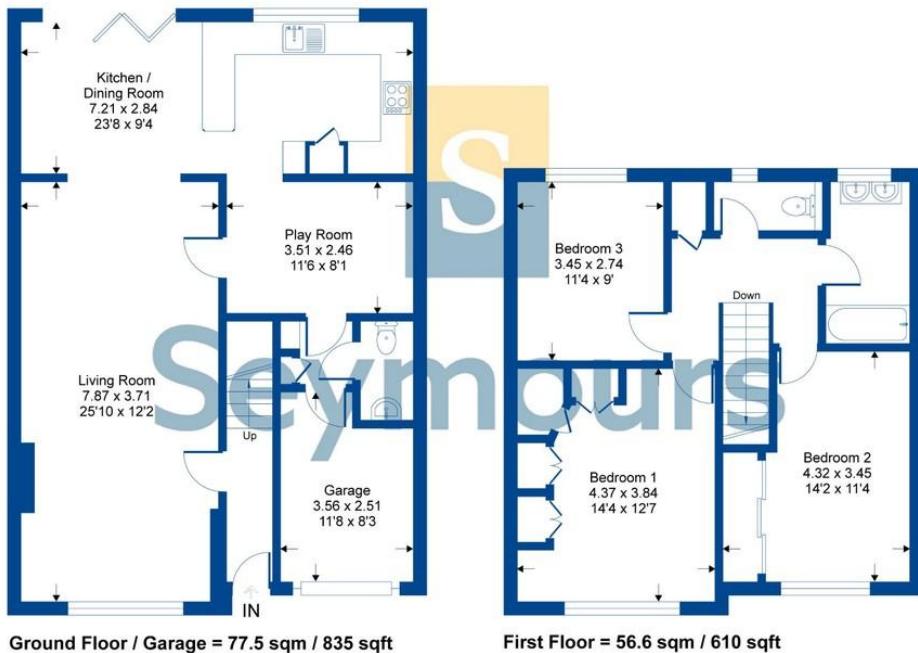
Offered to the market with no onward chain a beautifully presented extended family home which offers over 1400 square foot of accommodation including a large living room, modern open plan kitchen/dining room as well as a playroom/study and a downstairs cloakroom. Upstairs there are three double bedrooms and a modern bathroom. To the rear is a mature rear garden. At the front of the house is driveway parking for two cars. Hamble Avenue is a popular close in Blackwater which is ideally situated for local shops, amenities and the railway station. There are also good local schools as well attractive countryside at Hawley woods and Blackwater nature reserve.



## Property Details

### Hamble Avenue

Approximate Gross Internal Area = 126.1 sq m / 1358 sq ft  
 Approximate Garage Internal Area = 8 sq m / 87 sq ft  
 Approximate Total Internal Area = 134.1 sq m / 1445 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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