



Olde Farm Drive | | Blackwater | GU17 0DU

£425,000

Freehold

*Waterfords* W  
Residential Sales & Lettings

Olde Farm Drive |  
Blackwater | GU17 0DU  
£425,000

A three-bedroom semi-detached home offering two reception rooms, ample driveway parking, and a garage, offered to the market with no onward chain.

- Three bedroom semi detached family home
- 16ft Living room
- 11ft kitchen
- Large driveway with 16ft garage
- Downstairs family bathroom
- Cul de sac location with No onward chain
- Gas central heating and double glazing
- Conservatory/Dining room
- Walking distance of shops and amenities

## Description

A well-presented three-bedroom semi-detached home, ideally situated in a sought-after cul-de-sac within the popular Darby Green area.

The property features a bright and spacious living room with views to the front, a modern kitchen, a

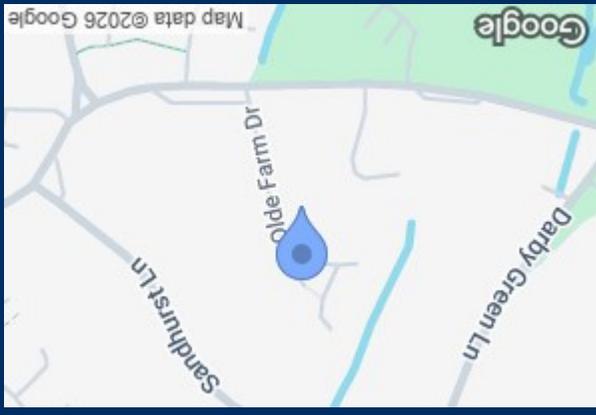




conservatory/dining room, and a ground floor bathroom. Upstairs, there are three good-sized bedrooms providing comfortable family accommodation.

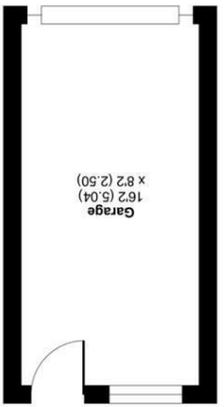
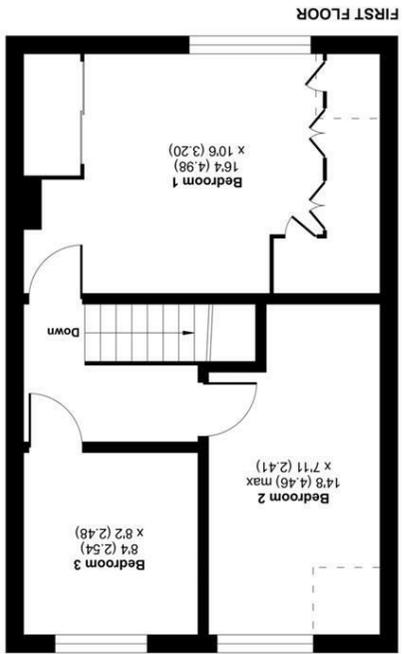
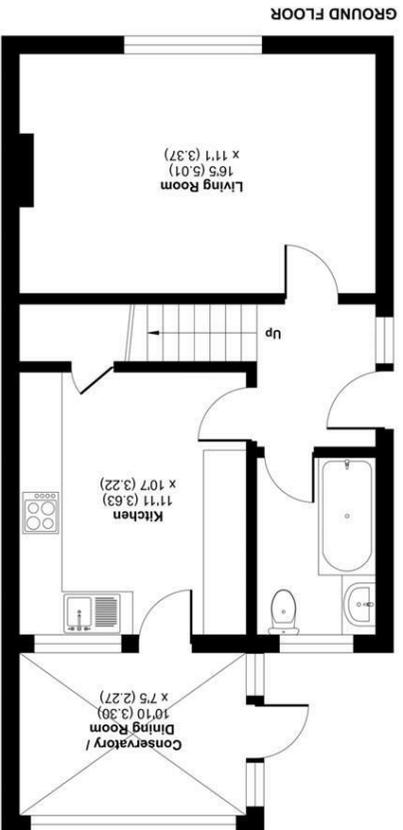
Outside, the enclosed rear garden includes a charming fish pond, while to the front and side, a generous driveway offers off-street parking for several vehicles and leads to a garage with an electric up-and-over door.

Conveniently located, the home is close to local shops and amenities in both Darby Green and nearby Blackwater, with easy access to the railway station and a selection of well-regarded local schools.



Energy Efficiency Rating	
Current	Potential
75	81
Very energy efficient - lower running costs (92 points) A	
Energy efficient - lower running costs (81-91) B	
Decent energy efficiency - lower running costs (69-80) C	
Fair energy efficiency - lower running costs (55-68) D	
Poor energy efficiency - higher running costs (39-54) E	
Very poor energy efficiency - higher running costs (21-38) F	
Energy Performance Certificate (EPC) rating (1-100) G	

EU Directive 2002/91/EC  
England & Wales



**Olde Farm Drive, Blackwater, Camberley, GU17**

Approximate Area = 942 sq ft / 87.5 sq m  
 Limited Use Area(s) = 18 sq ft / 1.6 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1096 sq ft / 101.7 sq m

Denotes restricted head height

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).  
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