

**VIEWING STRICTLY BY APPOINTMENT THROUGH MITCHELL AND PARTNERS
TELEPHONE: 01252 515656**



38 ROSEMARY LANE BLACKWATER CAMBERLEY HAMPSHIRE GU17 0LT

OFFERS IN EXCESS OF £385,000

FEATURES INCLUDE:

Mitchell & Partners are delighted to present to the market this three bedroom family home standing close to the centre of Camberley and benefitting from easy access to local shops, schools and amenities. The property has potential to extend, subject to planning permission being granted and rear vehicle access to a garage.

Accommodation

Accommodation comprises a good size sitting room with picture window to front aspect and squared archway through to the dining room. The dining room has space for a full size dining table and access through to the kitchen and conservatory. The kitchen is a modern fitted kitchen comprising of high gloss fronted matching white units to both wall and base level with worksurfaces over and complimentary tiling to principal walled areas and window overlooking rear garden and door to side garden. The conservatory is of UPVC double glazed construction and is currently used as a hobby room with views over the garden and doors accessing the garden. To the first floor there are three bedrooms; the master benefitting from fitted wardrobes, and the accommodation is completed by a three piece family bathroom suite comprising deep panel enclosed spa bath, pedestal hand wash basin and low level close coupled WC.

Outside

To the front is a good size garden screened from the road by tall hedging. A pathway leads through the garden to the front door and side pedestrian access. The front garden is mainly laid to lawn but has raised planted borders. To the rear, a particular feature of the property is its larger than average rear garden with patio adjacent to the property both side and rear and raised planted borders giving edging. The remainder of the garden is mainly laid to lawn. There is a garden shed and pedestrian access to a garage. The garage has power and light and also is extended into a workshop to the rear, ensuring its very practical use for someone who wishes to maintain motor vehicles.

In our opinion this property offers good size living accommodation in a popular residential location, with a large corner plot and garage and as such, we believe the property offers tremendous value for money. Internal viewing is highly recommended to fully appreciate all this property has to offer.

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It is not the policy of Mitchell and Partners to test services or domestic and heating appliances and we are unable to verify that they are in working order. Mitchell and Partners have not checked any planning or building regulation consents and would advise buyers to make their own inquiries with the local authority. Fixtures and fittings listed are included on the basis that the asking price will be paid.