



Vicarage Road, Blackwater

£415,000



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This beautiful Edwardian family home can be found in a popular area close to Blackwater mainline station, M3 and M4 motorways, A roads, multiple out of town superstores, local amenities, excellent schools, beautiful woodland and country walks.

FEATURES

- Off road parking for 2 cars and a car port
- Character property with some original features
- Excellent condition with high ceilings and fireplace in lounge
- Direct train to Reading, Gatwick, Guildford and Farnborough
- Excellent commuter links, north, south, east and west
- 5 star hotels, spas, restaurants and golf clubs nearby
- No chain

ACCOMMODATION

- Character entrance hall
- Lounge with wood flooring, bay window and open fireplace
- Dining room, double aspect with access direct into garden
- Under stairs storage cupboard
- Kitchen
- Utility room
- Downstairs cloakroom/toilet
- Master bedroom
- Two further bedrooms
- Family bathroom with separate bath and shower

OUTSIDE

- Parking space for 2 cars
- Car port
- Quiet enclosed private garden

EPC RATING

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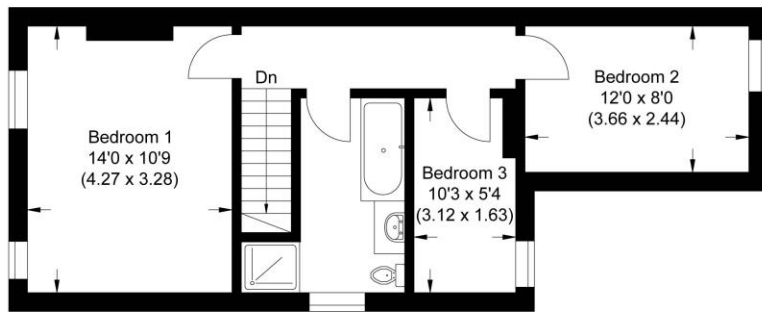
LOCAL AUTHORITY/COUNCIL TAX

Band D – Hart District Council

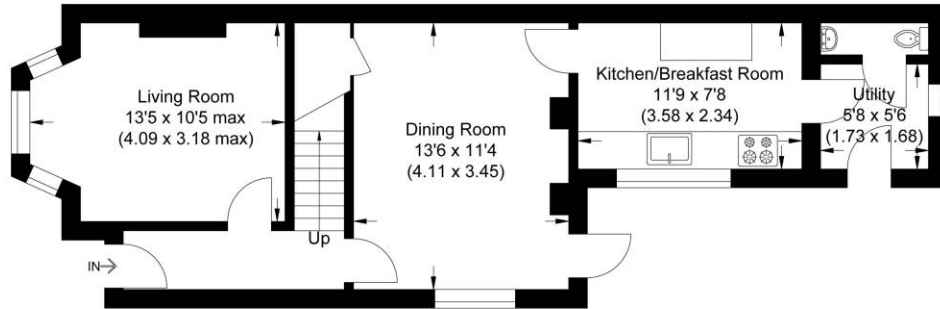




Approximate Gross Internal Area
90.5 sq m / 974.13 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: GU17 9BD



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