



**Christchurch Drive, Blackwater**

  
**MARTIN & CO**

# Christchurch Drive, Blackwater

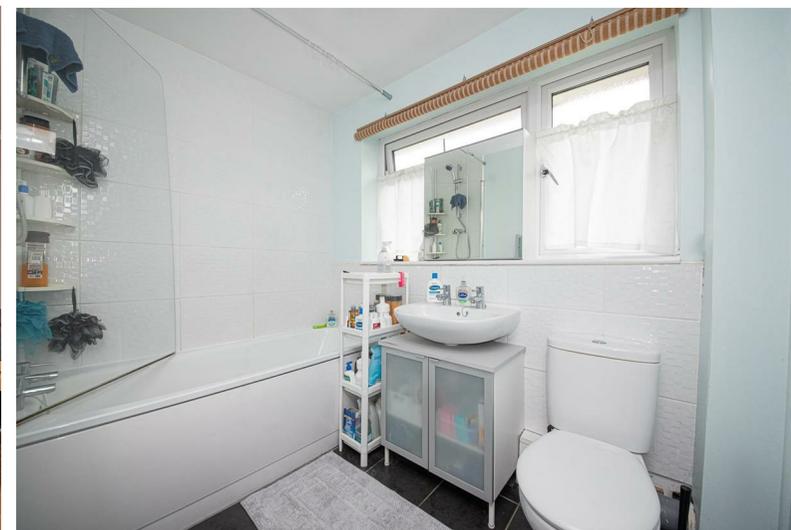
- No onward chain
- Garage and driveway parking
- Excellent location
- Access to schools and amenities

*A charming home on Christchurch Drive, Blackwater, this well-presented home offers three spacious bedrooms, a bright reception room, and a thoughtfully designed layout filled with natural light.*

*Standout features include excellent off-street parking for two vehicles and the added benefit of no onward chain, ensuring a smooth and speedy purchase.*

*Combining modern comfort with a desirable location close to local amenities, this freehold property is ideal for relaxed family living.*

Nestled on Christchurch Drive in the charming town of Blackwater, this delightful home presents an exceptional opportunity for those seeking a well-appointed family home. With three generously sized bedrooms, this property is perfect for families or individuals looking for



extra space. The heart of the home features a welcoming reception room, ideal for both relaxation and entertaining guests.

The property boasts a well-designed layout that maximises space and light, creating a warm and inviting atmosphere throughout. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this home is the excellent off-street parking, accommodating up to two vehicles, which is a rare find in many properties. This added convenience enhances the appeal of the home, making it suitable for those with multiple cars or visitors.

Offered with no onward chain, this property allows for a smooth and straightforward purchasing process, making it an attractive option for buyers eager to settle into their new home without delay.

In summary, this well-presented home in Blackwater combines spacious living with modern comforts, all set in a desirable location. It is a perfect choice for anyone looking to enjoy the tranquillity of suburban life while still being close to local amenities. Don't miss the chance to make this lovely property your new home.

Tenure: Freehold  
Council Tax: Band C  
EPC: D



### Christchurch Drive, Blackwater

Approximate Gross Internal Area = 100.3 sq m / 1080 sq ft  
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1212745)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		66	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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