



Olde Farm Drive | | Blackwater | GU17 0DU

£425,000

Freehold

Waterford's 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

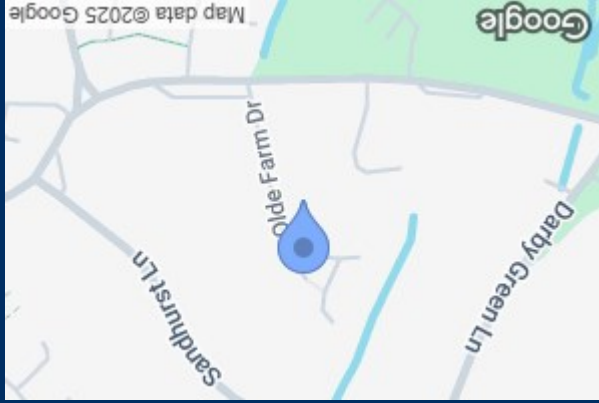




conservatory/dining room, and a ground floor bathroom. Upstairs, there are three good-sized bedrooms providing comfortable family accommodation.

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.

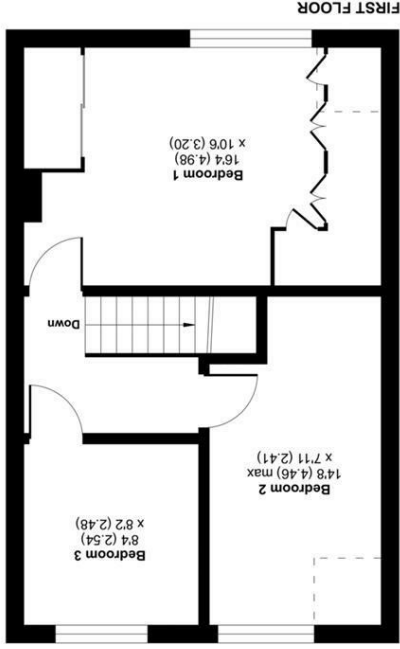
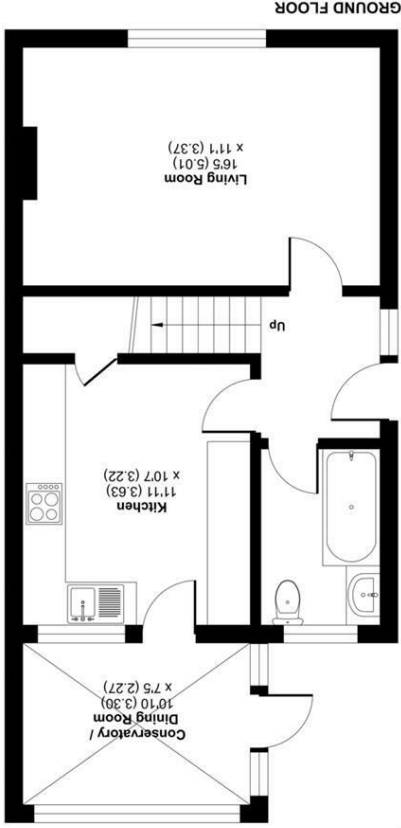


| Energy Efficiency Rating | |
|---|--------|
| Current | 75 |
| Potential | 81 |
| England & Wales | |
| EU Directive 2002/91/EC | |
| Not energy efficient - higher running costs | |
| A | 92-100 |
| B | 81-91 |
| C | 69-80 |
| D | 55-68 |
| E | 39-54 |
| F | 21-38 |
| G | 1-20 |
| Very energy efficient - lower running costs | |

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

For identification only - Not to scale

Denotes restricted head height