

37 Queensbury Place
Blackwater, Camberley



37 Queensbury Place, Blackwater, Hampshire, GU17 9LX

The Property

A well presented four/five bedroom detached house in the desirable Hawley Hill development, surrounded by Hawley Woods.

Ground Floor

From the front door into the hallway which benefits from a cloakroom, the living room is to the right, with a bay window and hard wood flooring.

Onwards is the wonderful open plan kitchen/dining/family area. There is a high specification kitchen with integrated appliances, breakfast bar/island and leads on to a separate utility room with door to the garden.

The rest of the space here consists of a generous dining area, a family room space and a work from home nook, all backing on to the lovely patio and garden beyond.

First Floor

Upstairs there are five bedrooms, with the smallest currently in use as a dressing room to the main bedroom.

The main bedroom itself is front aspect and has a deceptively large en-suite bathroom, which benefits from a free standing bath, separate shower and large vanity sink.

Of the remaining three bedrooms there are two double rooms and a generous single which have the use of the central family bathroom which also has a separate bath and shower configuration.

Second Floor

On the second floor there is a bonus room which is in use as a play room, but could also be a great study/home office if required.

Outside

The property benefits from a good-sized frontage with parking for multiple vehicles as well as integrated garage.

The rear garden has a paved terrace immediately off the back of the house, and then steps up to a good sized lawn, and then a further terrace/play area to the rear. All of this backs on to adjacent woodland.

Location

The property is located just over 2 miles from Camberley Town Centre and all of its shopping and other amenities.

Camberley train station is just over 2.5 miles distant, and the M3 at junction 4 is around 2.2 miles distant.

























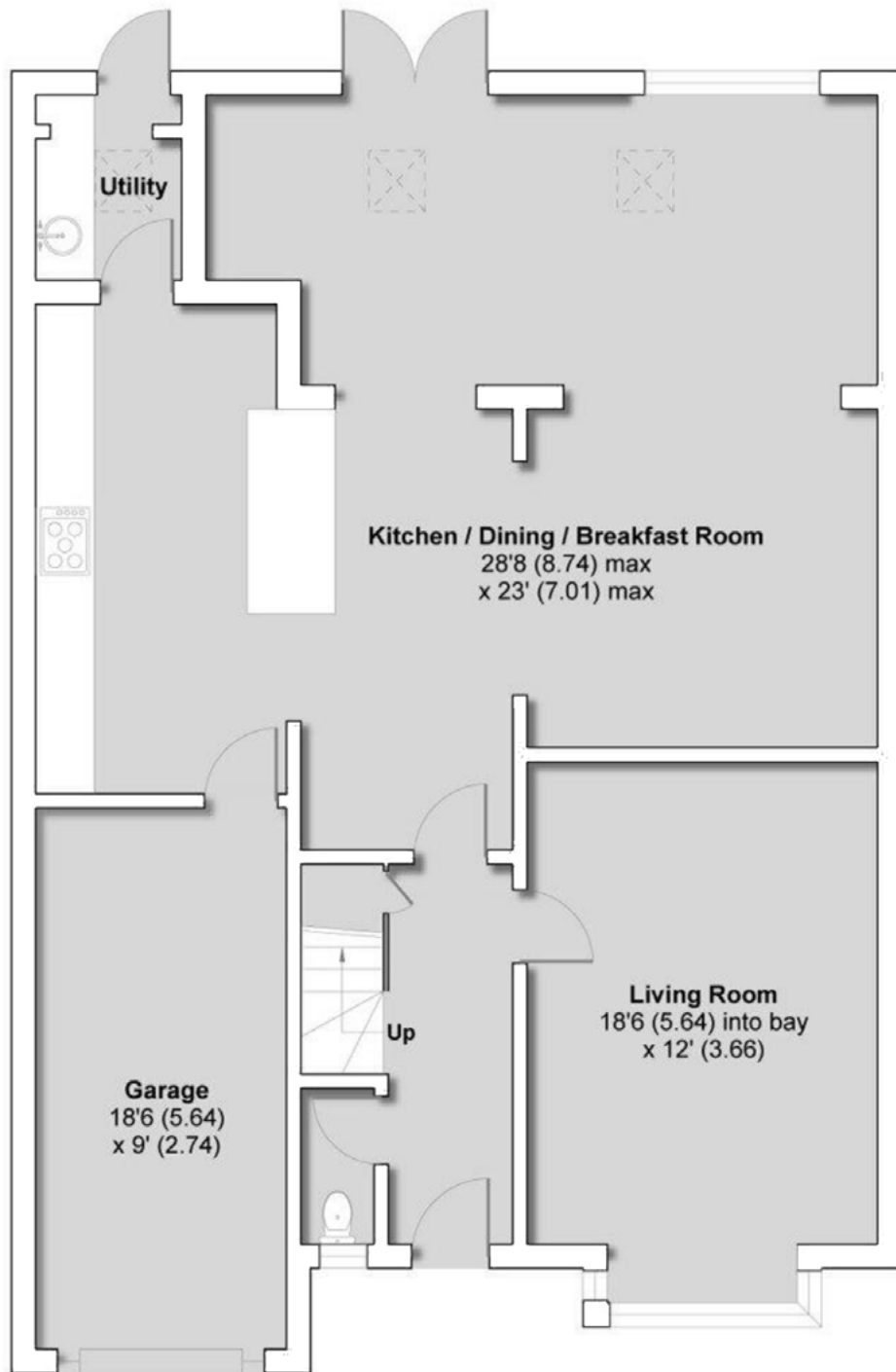
Queensbury Place, Blackwater, Camberley, GU11

Approximate Area = 2025 sq ft / 188.1 sq m

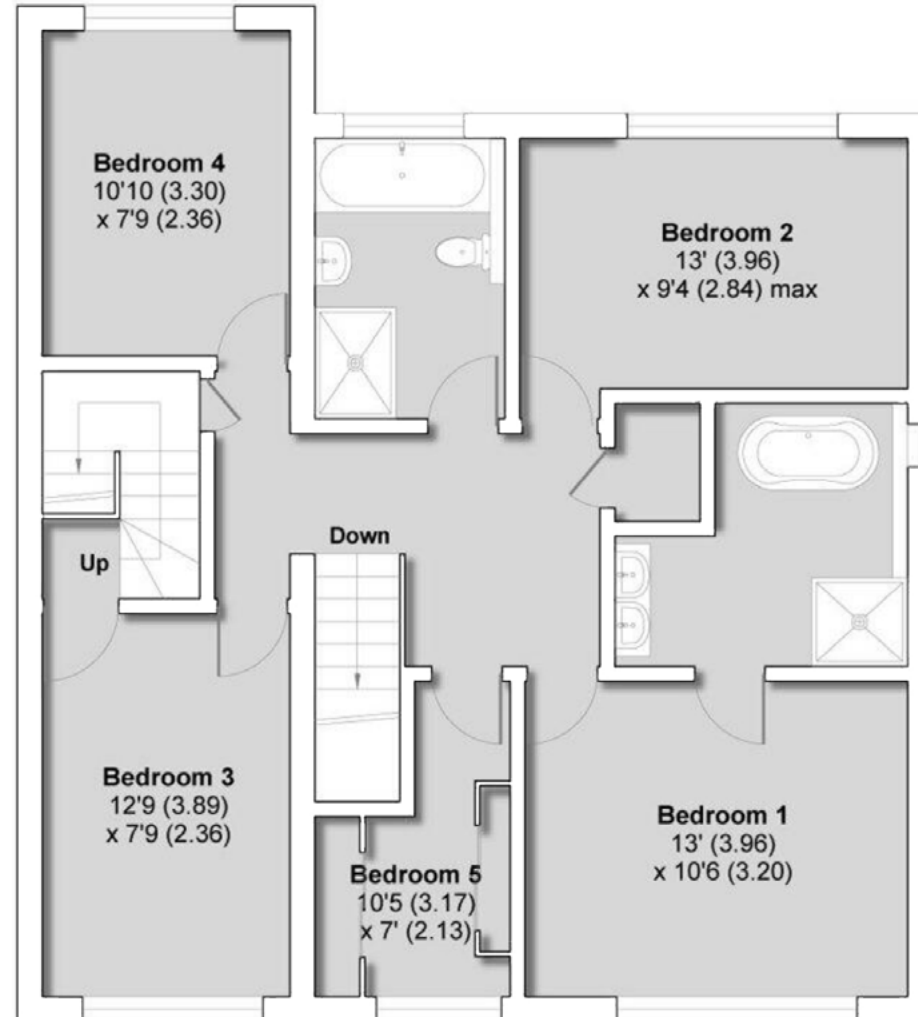
Garage = 159 sq ft / 14.7 sq m

Total = 2184 sq ft / 202.8 sq m

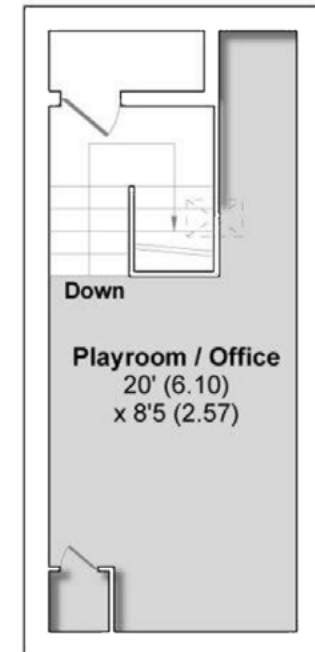
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU17 9LX Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone:
McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Mains gas fired central heating.

EPC - C (74)

Local Authority

[Hart District Council](#)
[Council Tax Band: F](#)
[£3157.63 PA for 2024/25](#)

McCarthy
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