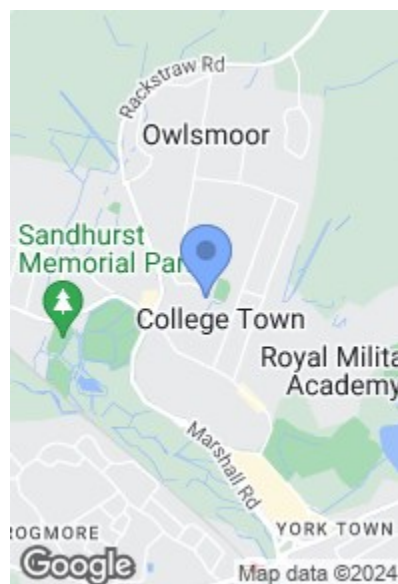


CORMORANT PLACE, SANDHURST GU47
OFFERS IN EXCESS OF £500,000

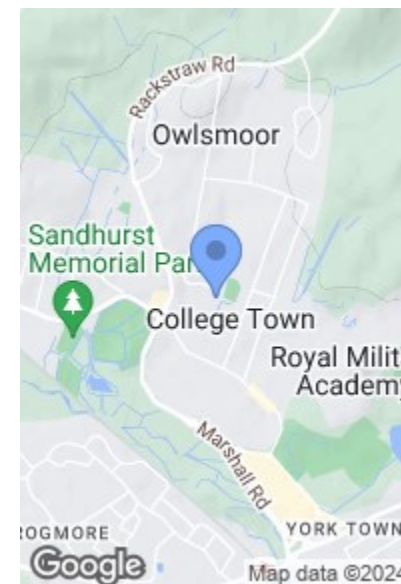
ROAD MAP



HYBRID MAP



TERRAIN MAP



Camberley 01276 539111
Email: enquiries@knightsproperty.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		65	78
		EU Directive 2002/91/EC	





FLOORPLAN

MAIN FEATURES

- Well Presented Link Detached House
- Three Double Bedrooms
- Bathroom & Ground Floor Shower Room
- Easy Maintenance Rear Garden
- Cul-De-Sac Setting
- Corner Plot
- Garage & Driveway Parking
- Close To Sandhurst's Amenities

FULL DETAILS

Entrance Hallway

Enter via front door, understairs storage, stairs leading to the first floor and laminate flooring.

Shower Room

Wash hand basin with storage below, shower cubicle, low level WC, vanity mirror, heated towel rail, partly tiled walls and tiled flooring.

Kitchen/Breakfast Room

16'11 x 9'0 (5.16m x 2.74m)

Range of base and eye level units, Rangemaster cooker with gas hob, extractor fan, fridge/freezer, dishwasher, sink, breakfast bar and laminate flooring (slate tiling underneath). Space for; washing machine.

Conservatory

14'0 x 11'0 (4.27m x 3.35m)

Laminate flooring (slate tiling underneath) and doors leading to the rear garden.

Reception Room

13'8 x 10'7 (4.17m x 3.23m)

Feature wall and laminate flooring.

First Floor Landing

Airing cupboard and carpet flooring. Access to the loft.

Bedroom One

10'1 x 9'8 (3.07m x 2.95m)

Rear aspect double bedroom, feature wall, wardrobes with sliding doors and laminate flooring.

Bedroom Two

11'4 x 8'6 (3.45m x 2.59m)

Rear aspect double bedroom and carpet flooring.

Bedroom Three

12'3 x 8'3 (3.73m x 2.51m)

Front aspect double bedroom, feature wall and laminate flooring.

Bathroom

Bath with shower, wash hand basin with storage, low level WC, heated towel rail, vanity mirror with LED lighting, tiled flooring and tiled walls.

To The Front

Mainly laid to shingle, access to the garage and driveway parking.

To The Rear

The garden is walled and mainly laid to patio with lawned area. Wooden sleepers and LED lighting. Side access to the front of the property. Shed and access to the;

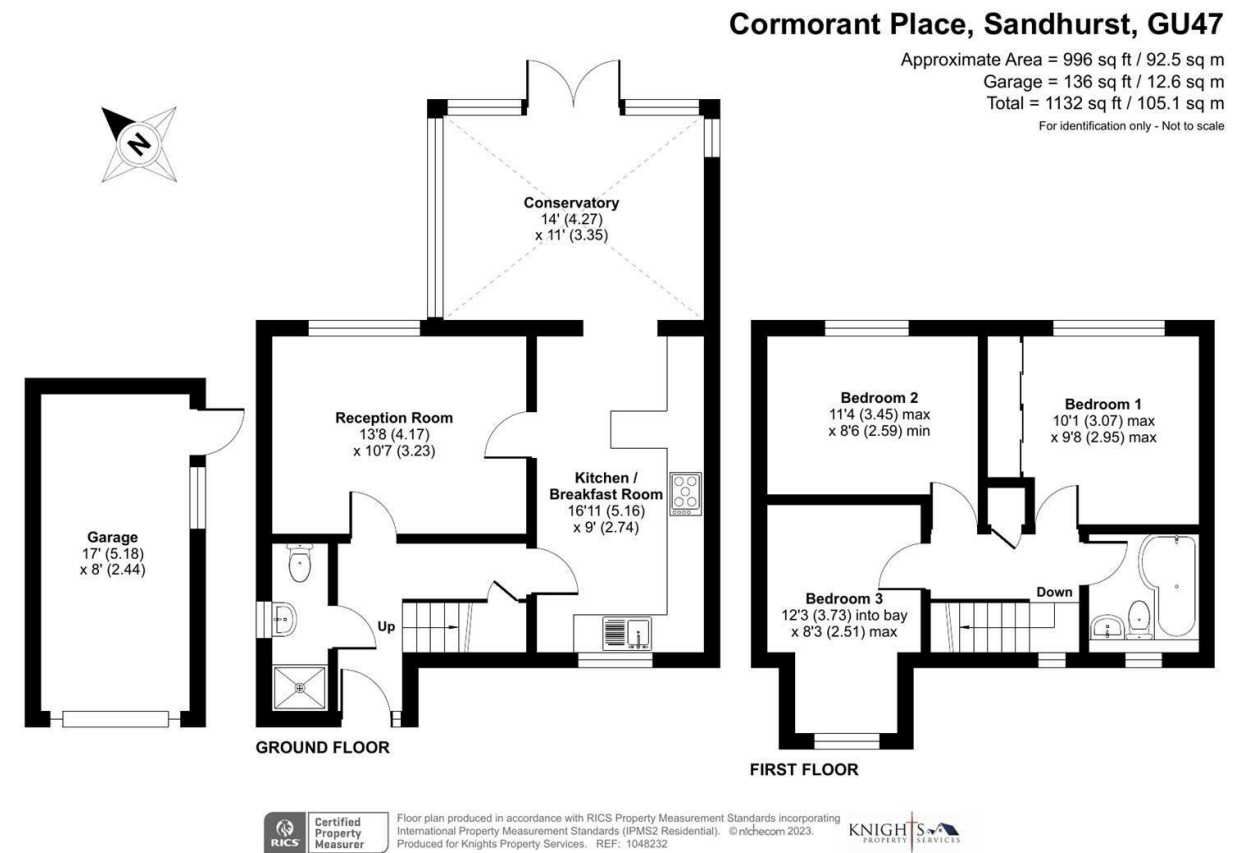
Garage

17'0 x 8'0 (5.18m x 2.44m)

Power and lighting. Plumbing for washing machine.

Council Tax

Band D.



CORMORANT PLACE, SANDHURST GU47

KNIGHTS PROPERTY SERVICES - For sale is this well presented link detached property, located in a cul-de-sac setting on a corner plot. The ground floor comprising; kitchen/breakfast room, reception room, conservatory and shower room. The first floor boasts three double bedrooms and a bathroom. Additional features to note include an easy maintenance walled rear garden with driveway parking and a garage to the front of the property. The home is ideally positioned close to Sandhurst's amenities such as Swinley Forest, Memorial Park and the Meadows shopping centre as well as local schooling. There is good access to Bracknell and Reading as well as Crowthorne being closeby.