



FAVERSHAM ROAD, SANDHURST GU47
OFFERS OVER £800,000

ROAD MAP

HYBRID MAP

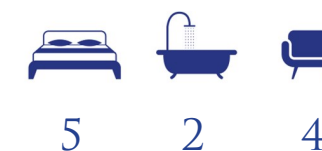
TERRAIN MAP



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)	87	87
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

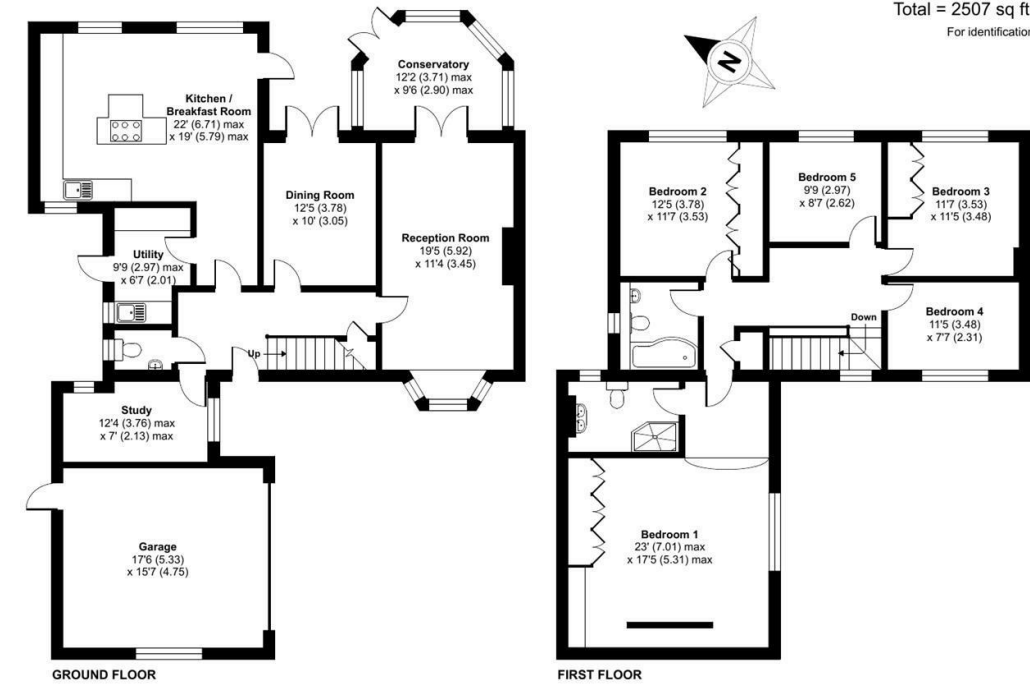




FLOORPLAN

Faversham Road, Owlsmoor, Sandhurst, GU4

Approximate Area = 2233 sq ft / 207.4 sq m
 Garage = 274 sq ft / 25.4 sq m
 Total = 2507 sq ft / 232.9 sq m
 For identification only - Not to scale



MAIN FEATURES

- Spacious Detached Property
- Five Good-Size Bedrooms
- Four Reception Areas
- Cul-De-Sac Setting
- Energy Rating B
- Private Rear Garden
- Driveway Parking & Garage
- Close To Local Schooling
- Good Transport Links
- Large Kitchen/Breakfast Room With Separate Utility

FULL DETAILS

Entrance Hallway

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

Study

12'4 x 7'0 (3.76m x 2.13m)
 Dual aspect and carpet flooring.

WC

Wash hand basin, low level WC, heated towel rail and sensor lighting.

Kitchen/Breakfast Room

22'0 x 19'0 (6.71m x 5.79m)
 Range of base and eye level units, central island with breakfast bar, hob, extractor fan, microwave, double oven/grill, dishwasher and space for; fridge/freezer. Sound speaker, partly tiled walls and tiled flooring with electric underfloor heating. Door leading to the rear garden.

Utility

9'9 x 6'7 (2.97m x 2.01m)
 Units, boiler, sink and space for; washing machine/tumble dryer.

Dining Room

12'5 x 10'0 (3.78m x 3.05m)
 Doors leading to the rear garden and carpet flooring.

Reception Room

19'5 x 11'4 (5.92m x 3.45m)
 Bay window, speakers, feature fireplace, carpet flooring and doors leading to the;

Conservatory

12'2 x 9'6 (3.71m x 2.90m)
 Doors leading to the rear garden and tiled flooring.

First Floor Landing

Airing cupboard and access to partly boarded loft with ladder. Carpet flooring.

Bedroom One

23'0 x 17'5 (7.01m x 5.31m)
 Wardrobes, carpet flooring and door leading through to;

En Suite

Shower cubicle, wash hand basins, low level WC, heated towel rail, tiled flooring and tiled walls.

Bedroom Two

12'5 x 11'7 (3.78m x 3.53m)
 Rear aspect, wardrobes and carpet flooring.

Bedroom Three

11'7 x 11'5 (3.53m x 3.48m)
 Rear aspect, wardrobes and carpet flooring.

Bedroom Four

11'5 x 7'7 (3.48m x 2.31m)
 Front aspect and carpet flooring.

Bedroom Five

9'9 x 8'7 (2.97m x 2.62m)
 Rear aspect, cupboards and carpet flooring.

Bathroom

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

To The Front

Driveway parking, access to the rear garden and access to the;

Garage

17'6 x 15'7 (5.33m x 4.75m)
 Remote control up and over door. Power and lighting.

To The Rear

Panel enclosed fencing, hedges, mature planting, sheds, patio area and large lawned area.

Council Tax

Band G.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlhcom 2024. Produced for Knights Property Services. REF: 1084704



FAVERSHAM ROAD, SANDHURST GU47

KNIGHTS PROPERTY SERVICES - New to the market for sale is this very well presented detached home, situated in a cul-de-sac setting. The ground floor boasts a spacious kitchen/breakfast room with separate utility, reception room leading through to the conservatory, dining room, study and WC. To complete the home internally there are five bedrooms to the first floor along with a bathroom and en suite to the very spacious bedroom one. As well as driveway parking, there is a large garage and private rear garden.

Sandhurst has a wide range of amenities from the Meadows shopping centre, to the Memorial Park and Swinley Forest. It is also ideally situated for great commuter links as well as a good selection of local schools. A viewing is highly recommended to appreciate everything that this property has to offer.