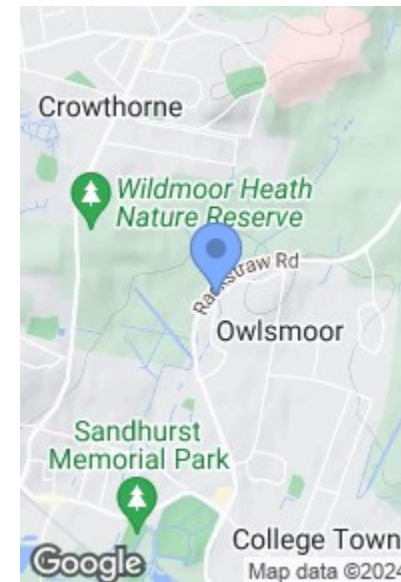
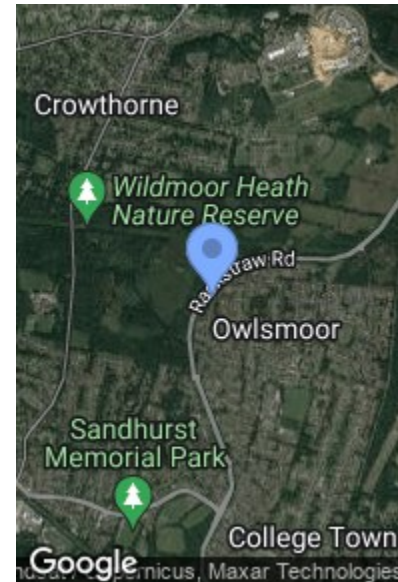


ROAD MAP

HYBRID MAP

TERRAIN MAP



FAKENHAM WAY, SANDHURST GU47  
PRICE GUIDE £500,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		84
B	81-91		
C	69-80	69	
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	



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## MAIN FEATURES

- No Onward Chain
- Garage and Driveway Parking
- Detached Property
- Close to Swinley Forest
- Easy Access To Motorway Links
- Ex-Show Home
- Three Bedrooms
- Shower Room To Bedroom One
- Easy Access To Local Amenities
- Scope To Extend STPP

## FULL DETAILS

### Hallway

Enter via front door, coir matting, carpet flooring, large storage cupboard, doors leading to all rooms.

### Downstairs WC

low level WC, wash hand basin with tiled splash back and carpet flooring.

### Kitchen

14'2" x 8'7" (4.32 x 2.62)

Tiled flooring, base and eye level units, rolled edge work surface, tiled splash back, stainless steel sink, space for; washing machine, fridge freezer, dishwasher and free gas standing cooker.

### Living Room

15'3" x 15'3" (4.65 x 4.65)

Carpet flooring, feature fireplace, under stairs storage cupboard, dual aspect room with French patio doors leading to the rear garden.

### Landing

Carpet flooring, airing cupboard and doors leading to all rooms;

### Bedroom One

12'0" x 10'11" (3.66 x 3.35)

Carpet flooring, neutrally decorated, built in wardrobe space, dormer window, door leading to;

### Shower Room

Walk in shower cubicle.

### Bedroom Two

9'6" x 6'11" (2.9 x 2.13)

Carpet flooring, neutrally decorated, built in wardrobe space.

### Bedroom Three

8'5" x 8'2" (2.57 x 2.49)

Carpet flooring, neutrally decorated.

### Family Bathroom

Panel enclosed bath, low level WC, wash hand basin and vanity mirrors.

### To The Rear

Fully enclosed rear garden with an open view, partially laid to patio, mainly laid to lawn with a range of mature trees & shrubs and gate to the rear.

### To The Front

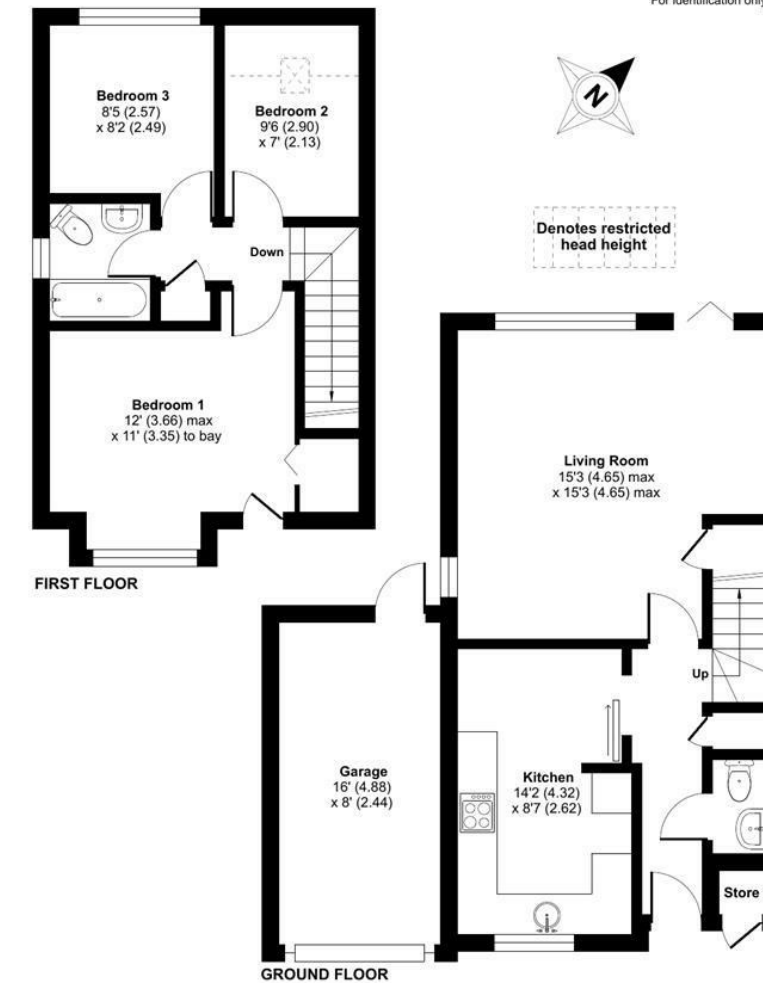
Driveway parking for multiple vehicles, access to garage and side access to the rear, with an open view.

## FLOORPLAN

### Fakenham Way, Owlsmoor, Sandhurst, GU47

Approximate Area = 808 sq ft / 75 sq m  
 Limited Use Area(s) = 17 sq ft / 1.5 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Outbuilding = 5 sq ft / 0.4 sq m  
 Total = 958 sq ft / 88.7 sq m

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2024. Produced for Knights Property Services. REF: 1167049 **KNIGHTS PROPERTY SERVICES**

## FAKENHAM WAY, SANDHURST GU47

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market is this three bedroom link detached home in Sandhurst, ideally situated for local schooling. The property was originally the show home for the development and therefore benefits from an array of additional features. The spacious ground floor boasts a reception room with feature fireplace, a downstairs WC and kitchen diner. The first floor hosts three well sized bedrooms, family bathroom suite along with an additional shower room to bedroom one. Externally there is a low maintenance rear garden, a front garden with garage and driveway parking for multiple vehicles. The home, which is presented to the market with no onward chain, is ideally situated for Sandhurst's amenities, including the Meadows shopping center, Memorial Park and Swinley Forest. The property benefits from scope to extend STPP.