



Michael Hardy

MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

8a, Warren Close, Sandhurst, Berkshire, GU47 9EL

£650,000
Freehold

Warren Close, Sandhurst

Approximate Area = 1587 sq ft / 147.4 sq m (excludes detached garage)

For identification only - Not to scale





Located in the corner is this quiet cul-de-sac on a generous sized plot in an elevated position and secluded from its neighboring homes is this unique and spacious detached bungalow. The surprisingly spacious accommodation comprises c.22 ft living/dining room, exceptionally large conservatory, fitted kitchen, utility area including cloakroom, three double bedrooms and a family bathroom suite. Further benefits include gas central heating, double glazing, ample driveway parking, double width garage and a c.80ft secluded rear garden. A viewing is highly recommended in order to appreciate what this spacious home has to offer.

- Unique bungalow in quiet cul-de-sac
- Generous sized plot
- Walking distance to Sandhurst rail station
- Within close proximity of local shops and good local schools
- Split level accommodation with useable loft

Situation

This unique property is situated on the northern side of Sandhurst and ideally placed between Crowthorne and Sandhurst villages, ideally placed for commuters with M3 and M4 access as well as local railway links. There are also a variety of state/private schools for all age groups and several recognised beauty spots such as the National Trust 'Ridges', Heath Lake and within a short walk is the Wildmoor Heath Nature Reserve.

Outside

To the front there is a good sized driveway and garden area with access to the double width garage. There are further steps on one side of the bungalow leading up to access via the utility/cloakroom entrance porch and a block paved courtesy pathway leading up to the rear garden and the entrance door via the conservatory on the other side of the property. To the rear there is a c.80ft mature well tended secluded garden which is mainly laid to lawn with flower borders and a variety of trees plants and hedges.

Energy Performance Rating

D

Council Tax Band

D

Local Authority

Bracknell Forest Council

Directions

Leave Crowthorne via the High Street heading towards Sandhurst. Proceed over the mini roundabout with the fires station onto the Sandhurst Road. Pass Eagle House School on your right and proceed through the traffic lights which takes you on to the Crowthorne Road. Take the fourth right into Warren Close where you will find number 8a tucked away in the right hand corner.



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N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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