



Michael Hardy

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RESIDENTIAL ESTATE AGENTS

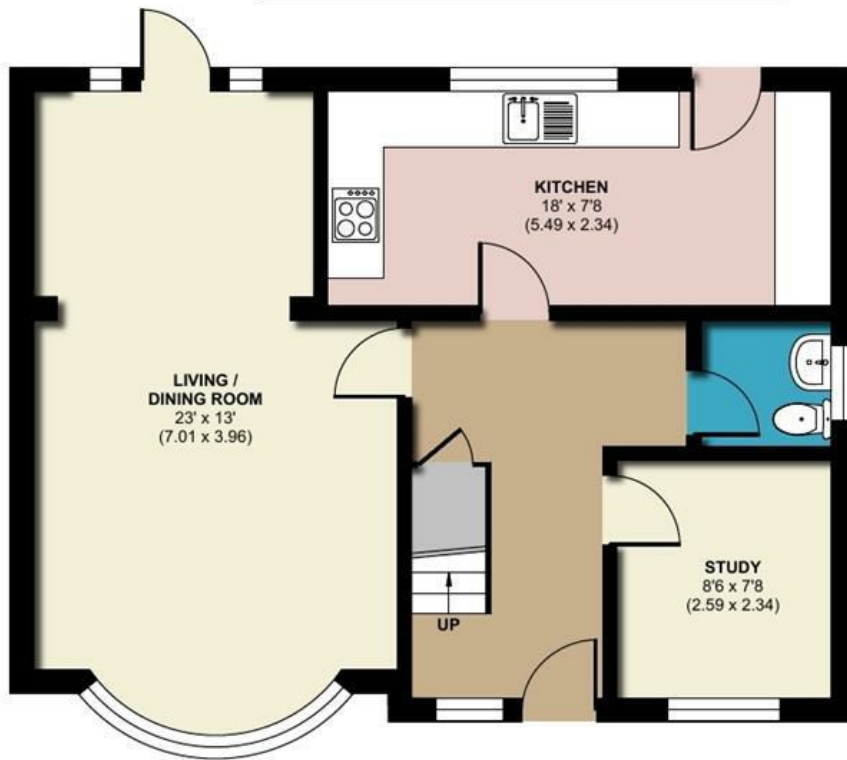
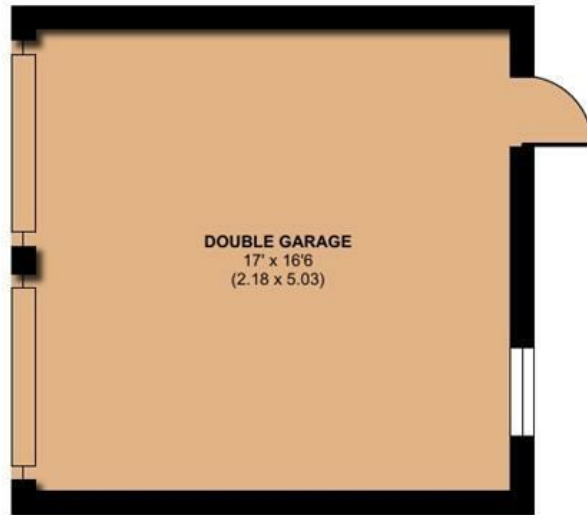
38, Abingdon Road, Sandhurst, Berkshire, GU47 9RN

£700,000
Freehold

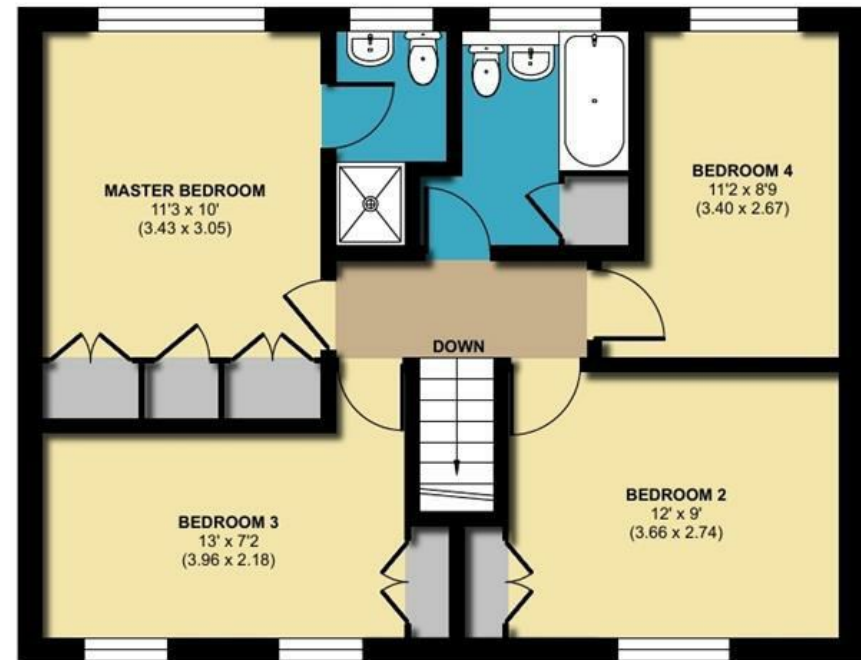
Abingdon Road, Sandhurst

Approximate Area = 1237 sq ft / 114.9 sq m (excludes detached garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Located in a highly desirable no through road, a well presented four bedroom detached home which is positioned on a generous plot and offers scope for extension (STPP). Benefitting from new carpets, hard flooring and full redecoration throughout, the sought after accommodation comprises; an entrance hallway, a modern cloakroom, family room/study, living room which is open plan to the dining room and a stunning brand-new fitted kitchen. Upstairs there is a master bedroom with fitted wardrobes and an ensuite shower room, three further bedrooms and a modern family bathroom. Further features include a double width garage and a sizeable and secluded rear garden.

- No onward chain as vacant possession
- New internal doors
- Brand new unused kitchen
- Replacement boiler

Situation

Abingdon Road is a delightful no through road of mainly detached houses, ideally located with excellent transport links to the M3 Motorway and Blackwater and Sandhurst Train Station. The property is also located within a short walk of Snaprails Park and Wildmoor Heath. Sandhurst and Camberley are also within easy reach providing a good range of shops and eateries.

Outside

The property sits well back from the road with ample driveway parking leading to the double width garage. The remainder of the frontage is mainly laid to lawn. Gated access leads to the sizeable and secluded west facing rear garden which benefits from a patio area with the remainder mainly laid to lawn with mature borders.

Energy Performance Rating

E

Council Tax Band

F

Local Authority

Bracknell Forest Council

Directions

From the Beefeater Rackstraws crossroads, head on the Rackstraw Road heading towards Bracknell. Proceed over the first roundabout and at the following roundabout turn left onto Abingdon Road. The property will be found on the right hand side as indicated by our for sale sign.



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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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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