



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

£700,000 Freehold



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
- Brand new unused kitchen
- New internal doors
- 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

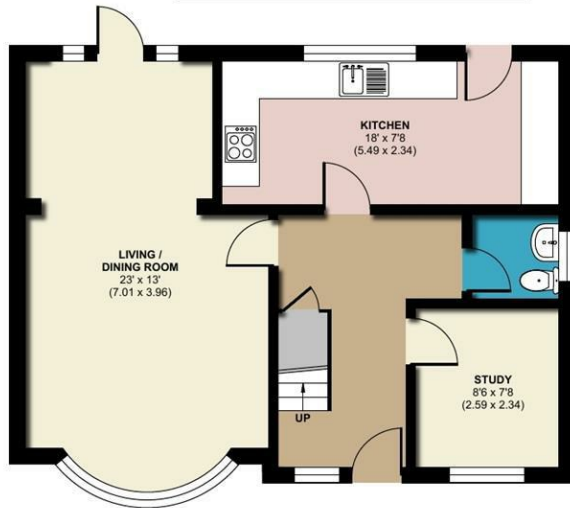
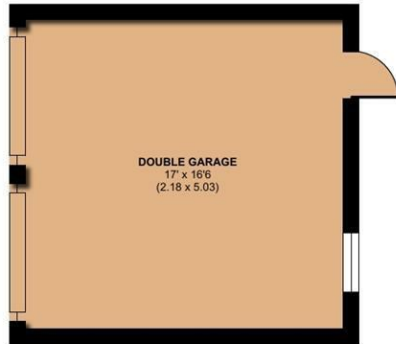
From the Beefeater Rackstraws crossroads, head on the Rackstraw Road heading towards Bracknell. Proceed over the first roundabout and at the following roundabout turn left onto Abingdon Road. The property will be found on the right hand side as indicated by our for sale sign.



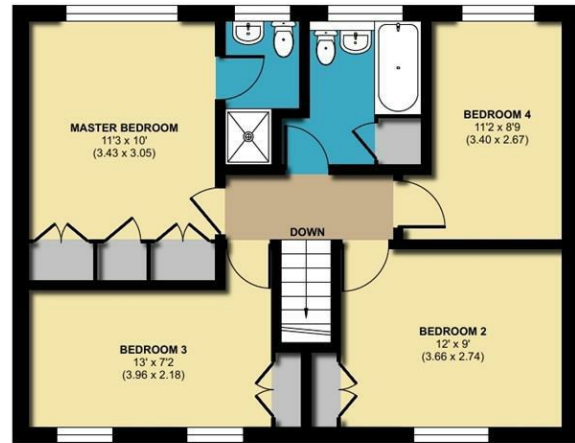
Abingdon Road, Sandhurst

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

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Michael Hardy. REF: 1096996

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