



Michael Hardy

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Estate Agents

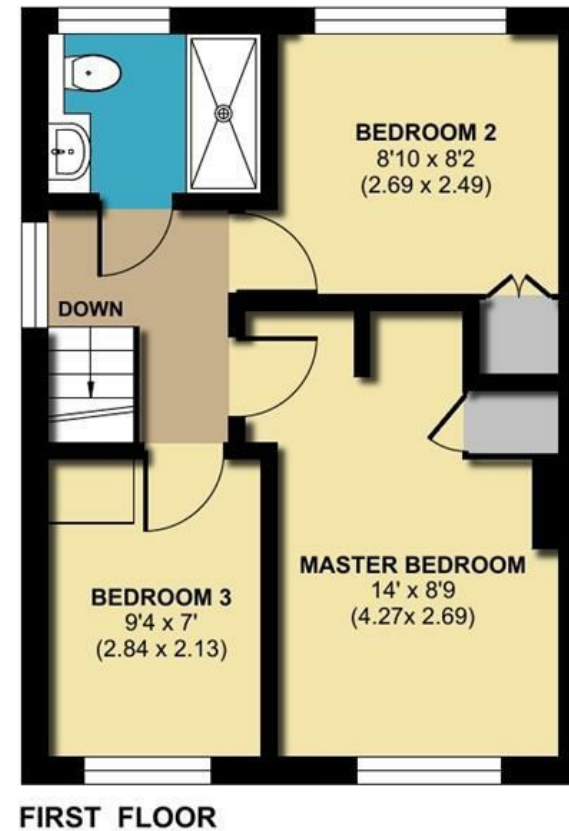
16, Cheviot Road, Sandhurst, Berkshire, GU47 8NG

£550,000
Freehold

Cheviot Road, Sandhurst

Approximate Area = 1243 sq ft / 115.4 sq m (includes garage)

For identification only - Not to scale





Having been significantly improved by the current owner and presented in immaculate order throughout, a stunning and extended semi detached home which now offers four well proportioned bedrooms. Accommodation comprises an entrance hallway, living room, study, a beautiful refitted shaker style kitchen with integrated appliances, a contemporary ground floor 'jack and jill' bathroom and a ground floor bedroom/family room. Upstairs are three bedrooms and a lovely modern shower room. The property further benefits from a secluded low maintenance rear garden, single garage and driveway parking.

- uPVC double glazed windows and radiator heating
- Annex potential
- Short walk to local school

Situation

Little Sandhurst is located midway between the villages of Crowthorne and Sandhurst with their associated shops, eateries and general amenities with the popular Wildmoor Heath Nature Reserve only about half of a mile away. Also within walking distance is the New Scotland Hill Primary School.

Outside

To the front is a block paved driveway providing parking for at least two cars. The rear garden is fully enclosed and laid to patio and artificial lawn and low level raised flower beds.

Energy Performance Rating

TBC

Council Tax Band

D

Local Authority

Bracknell Forest Council

Directions

Leave Crowthorne via the Sandhurst Road, through the traffic lights and after about three quarters of a mile at the next traffic lights turn right into Longdown Road. Continue for about two thirds of a mile, the road becomes High Street, where Cheviot Road will be on the right. The property will be found shortly on the right hand side just past Chiltern Road as indicated by our for sale sign.



Residential Sales and Lettings

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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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