



1, Cheviot Road, Sandhurst, Berkshire, GU47 8NE

£400,000  
Freehold

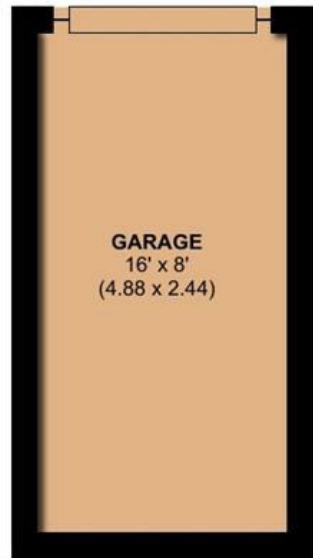
# Cheviot Road, Sandhurst

Approximate Area = 928 sq ft / 86.2 sq m

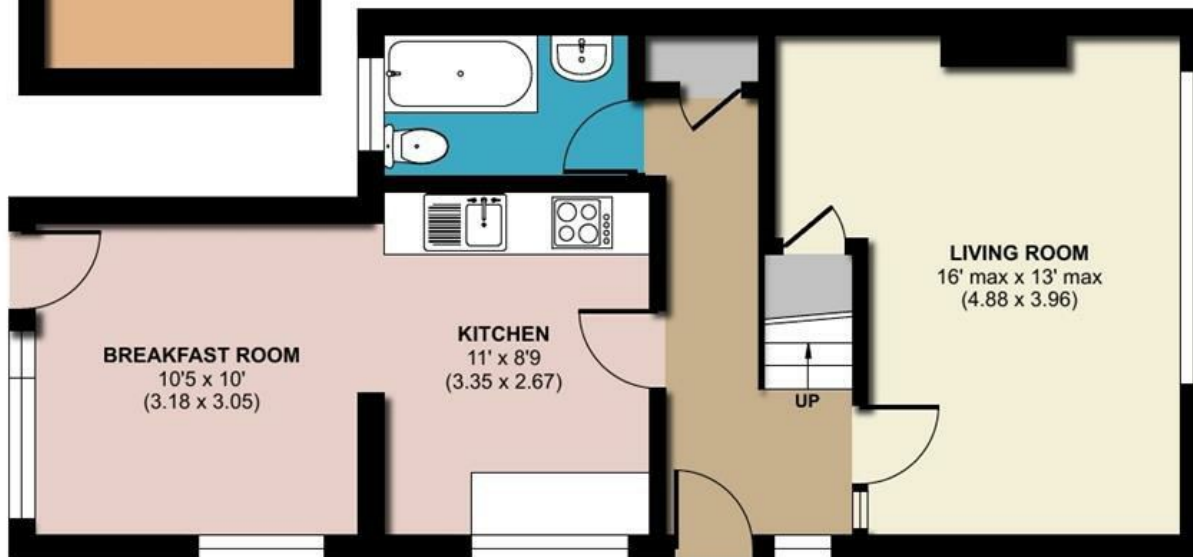
Garage = 128 sq ft / 11.8 sq m

Total = 1056 sq ft / 98 sq m

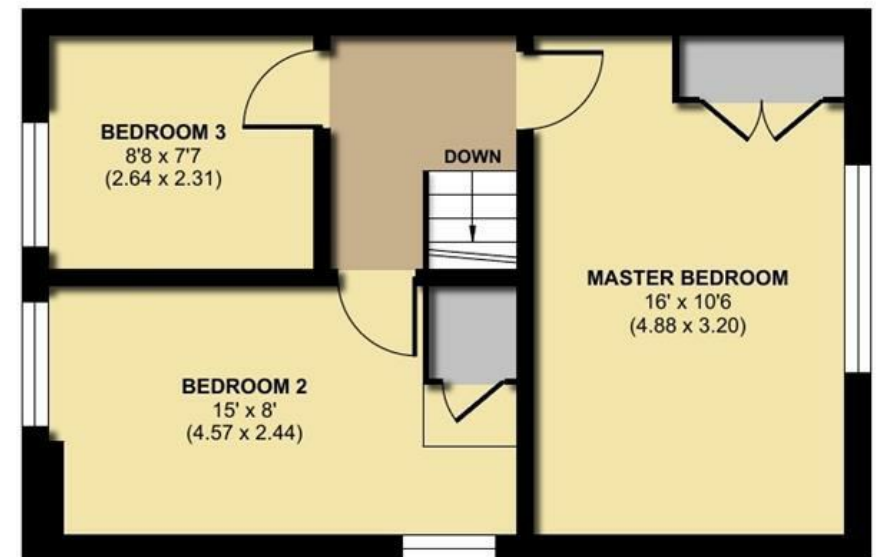
For identification only - Not to scale



**GARAGE**  
16' x 8'  
(4.88 x 2.44)



**GROUND FLOOR**



**FIRST FLOOR**





Offered to the market with no onward chain and located in the desirable area of Little Sandhurst, an extended three bedroom semi detached home with the benefit of a single garage located to the rear of the property. Accommodation comprises an entrance hallway, a 16' living room, a kitchen which opens to the breakfast room extension and a ground floor bathroom. Upstairs you will find three well proportioned bedrooms. Further features include a well tended rear garden and driveway parking to the front of the garage.

- Double glazed windows
- Gas radiator heating
- Corner plot with single garage and drive
- No onward chain

#### **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**

The property is positioned on a generous corner plot with an area of lawn to the front and side, split by a pathway leading to the front door. The mature rear garden wraps around the side of the property and is mainly laid to lawn with established foliage. A single garage with driveway parking can be found directly behind the property with a courtesy gate to the rear garden.

#### **Energy Performance Rating**

D

#### **Council Tax Band**

D

#### **Local Authority**

Bracknell Forest Council

#### **Directions**

From our Crowthorne office turn left onto Dukes Ride and at the roundabout turn right into the High Street. At the end, at the roundabout, straight on along 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 left hand side as indicated by our for sale sign.



## Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk)

*Michael Hardy*

**MICHAEL HARDY**  
RESIDENTIAL ESTATE AGENTS

[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

## Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT



Tel: 01344 779 999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

Ref: 17884680 | Folio: C5789 | 2nd April 2024

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. Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no. 1867303



 /michaelhardestateagent  
 @MichaelHardy\_