



**43, Cheviot Road, Sandhurst,
Berkshire, GU47 8NE**

£525,000 Freehold



Located in the desirable area of Little Sandhurst is this well presented exceptionally spacious extended three bedroom semi detached home. Accommodation comprises an entrance hallway, good sized kitchen/ breakfast room, a surprisingly large living/dining room and a ground floor bathroom. Upstairs are three generous sized bedrooms one which could be split in two creating a fourth bedroom and a modern family bathroom. The loft has been converted into a room however there are no building regulations in place. The property further benefits from a good size rear garden, a double length integral garage which could easily be converted to create an extra room on the ground floor and driveway parking for several vehicles. A viewing of this family home is highly recommended.

To the front there is a large block paved driveway providing ample parking for several vehicles with gated size access to the rear garden. The well maintained generous sized private enclosed rear garden is mainly laid to lawn with a good sized patio and further circular patio surrounded by gravel with flower, plant and tree borders.

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.

- Three double bedrooms
- Ample Driveway parking
- Desirable location
- Double length garage





MATERIAL INFORMATION

Part A

Council Tax Band: E

Local Authority: Bracknell Forest Council

Energy Performance Rating: TBC

Part B

Property construction – Standard

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband:

Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 7 Mbps – Highest available upload speed 0.8 Mbps

Superfast - (FTTC) - Highest available download speed: 31 Mbps - Highest available upload speed 6 Mbps

Ultrafast - (FTTP) - Highest available download speed: 8000 Mbps - Highest available upload speed 1000 Mbps

Mobile Phone Coverage:

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site <https://checker.ofcom.org.uk>

Part C

We understand the property may contain asbestos, whilst we cannot see any visible evidence it was a widely used building material of this era.

Flooding:

We understand the flood risk summary for the area around the property is considered Very low risk and for surface water flooding Very low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Planning: - 04/01065/FUL – Approved and completed Conversion of rear of garage to form a habitable room
625270 - Approved and completed, Erection of two storey side extension and part single storey part two storey rear extension.

*The loft has been converted into a room, however there are no building regulations in place.

<https://planapp.bracknell-forest.gov.uk/online-applications/>

Parking:

There is driveway parking available at the property



Cheviot Road, Sandhurst

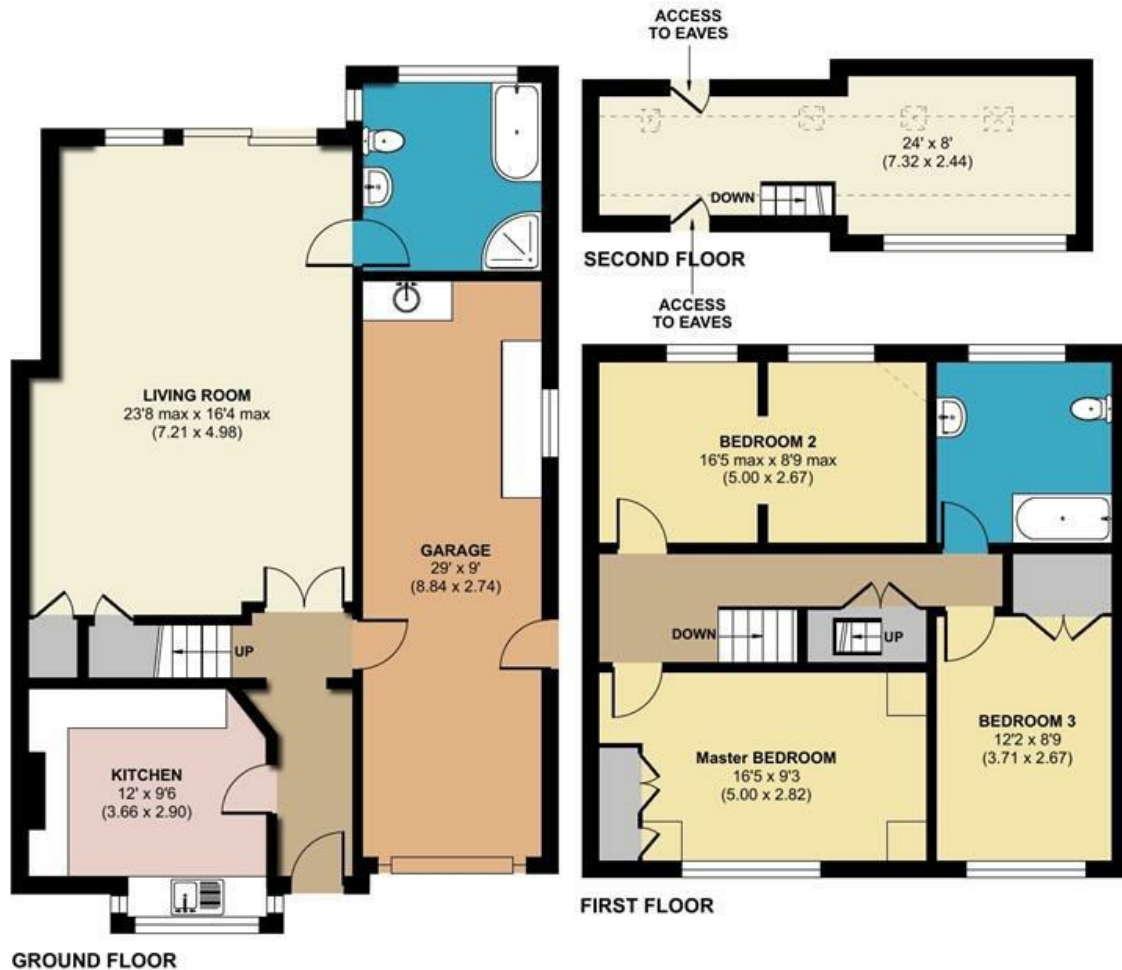
Approximate Area = 1694 sq ft / 157.4 sq m (includes detached garage)

Limited Use Area(s) = 71 sq ft / 6.6 sq m

Total = 1765 sq ft / 164 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1121605

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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