



7, Squirrel Close
Sandhurst
Berkshire, GU47 9DL

OIEO £615,000 Freehold



A well maintained spacious link detached family home situated in a quiet cul-de-sac. Presented in good order throughout, the accommodation comprises a sizable entrance hallway and cloakroom, large front to rear living/dining room, kitchen/breakfast room and a utility room with a door providing internal access to the garage. On the first floor there are four bedrooms the master being c.13ft and a modern family bathroom suite.

- No onward chain
- Driveway parking & Integral garage
- Quiet cul-de-sac
- Four bedrooms
- Easy access to good local schools and shops
- Secluded rear garden

Paragraph

To the front there is driveway parking, a garden which is mainly laid to lawn with hedging and flower borders. A gate to the left hand side provides side access to the rear garden. The good sized secluded rear garden is mainly laid to lawn with borders including a variety of shrubs, plants, trees, hedging and a generous size patio area.

Situated between Crowthorne and Sandhurst villages, this lovely property is within walking distance of the highly regarded Uplands Primary School and is ideally placed for commuters with M3 and M4 access as well as local railway links. There are also a variety of good state/private schools for all age groups and several recognized beauty spots such as the National Trust 'Ridges', Heath Lake and, within a short walk, the Wildmoor Heath.

Council Tax Band: E
 Local Authority: Bracknell Forest Council
 Energy Performance Rating: C

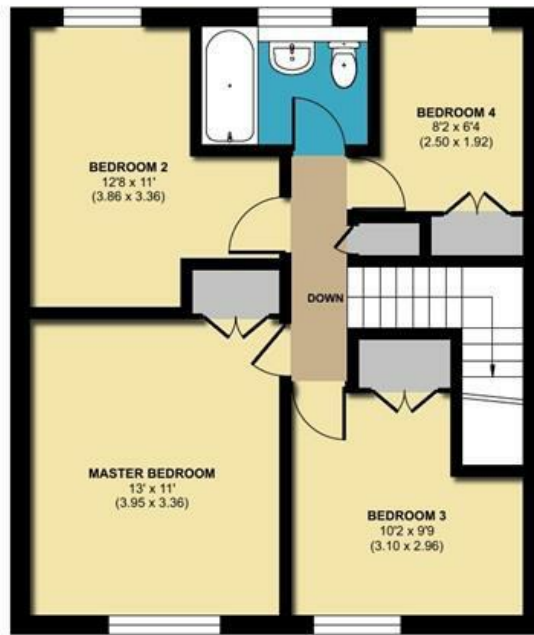




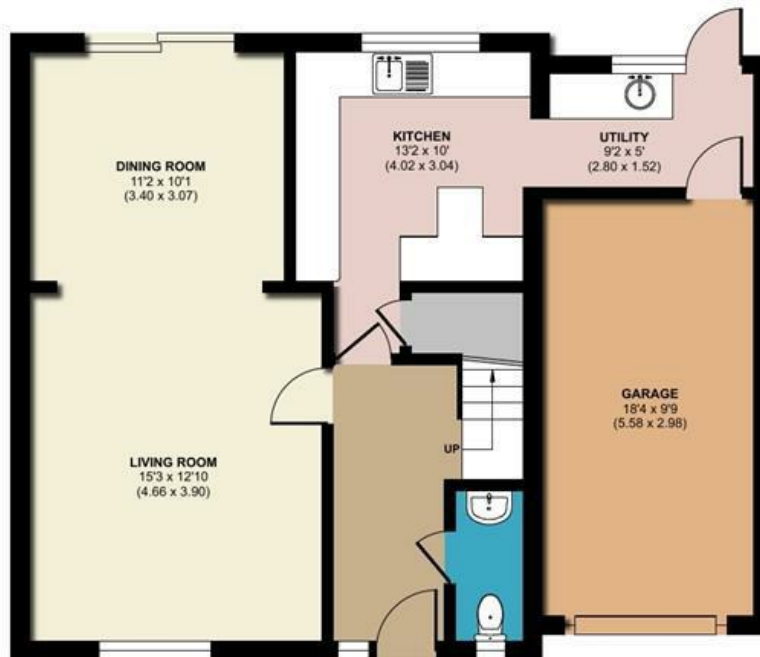
Squirrel Close, Sandhurst

Approximate Area = 1339 sq ft / 124.3 sq m (includes attached garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1252140

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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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