



31, Broom Acres
Sandhurst
Berkshire, GU47 8PN

£825,000 Freehold



Offered to the market with no onward chain and offering over 2,800 sq. ft. of accommodation (including the double garage), a substantial and extended detached family home positioned at the head of the cul-de-sac in in the highly desirable Longdown Lodge Estate. The versatile accommodation comprises an entrance hallway, shower room, a sizeable 23' living room, a 20' family room, a spacious dining room, a generous sized modern kitchen/breakfast room with a separate utility and a pantry/boot room. Upstairs you will find an impressive sized master bedroom with dressing area and ensuite bathroom, three further double bedrooms and a family bathroom.

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| <ul style="list-style-type: none"> • No onward chain • 23' living room • Double garage and driveway parking | <ul style="list-style-type: none"> • 2,850 sq. ft of accommodation (including garage) • Three bathrooms • Cul-de-sac location |
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Outside the property benefits from a block paved driveway leading to the double garage with light, power and internal access to the property. The rear garden provides a good degree of seclusion with a sizeable patio making an ideal entertaining space. Steps lead down to the lawn area which benefits from mature shrub foliage following the border.

Broom acres is located in the ever-popular Longdown Lodge estate in Sandhurst, with Wildmoor Heath Nature Reserve just a stone's throw away. The nearby villages of Sandhurst and Crowthorne offer good local facilities with their array of shops, restaurants, and amenities together with a variety of state and private schools for all age groups. Sandhurst is ideally placed for commuters with the M3 and M4 motorway networks within easy access in addition to local railway links.

Council Tax Band: G
 Local Authority: Bracknell Forest Council
 Energy Performance Rating: D





Broom Acres, Sandhurst

Approximate Area = 2598 sq ft / 241.3 sq m

Garage = 252 sq ft / 23.4 sq m

Total = 2850 sq ft / 264.7 sq m

For identification only - Not to scale



 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: 1302436

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

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