



Branksome Hill Road  
Sandhurst, GU47 0QF  
£800,000

## Property Details

 4 bedrooms

 2 baths

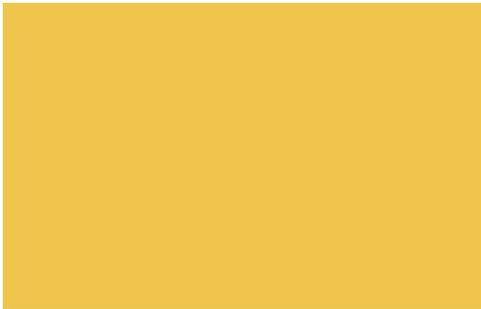
 EPC Rating TBC

 1934 sqft

 Station Name (0.0 miles)

- Potential to extend STPP
- Generous Plot
- Parking for Several cars
- Cloakroom & Utility Room
- Very spacious master Bedroom
- Study or downstairs bedroom
- Kitchen/Breakfast Room
- Council tax band F
- Recently refitted En-suite

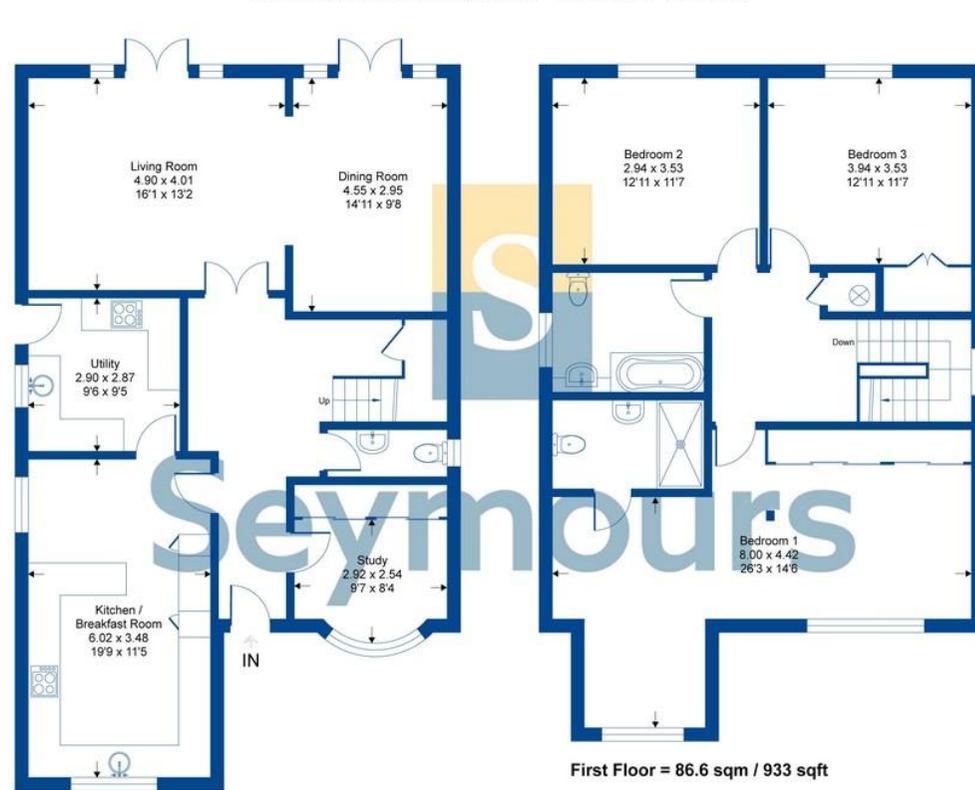
This stunning family home is located within the heart of College Town and is just a short walk away from the Meadows, local schools and Shops. This attractive detached property offers flexible living accommodation, the light and spacious living/ dining room are complemented by a modern kitchen/ breakfast room and utility room. In addition to this there is also a study/bedroom 4 on the ground floor. The first floor includes three further bedrooms and a family bathroom. The master bedroom offers a fantastic space and has a recently refurbished en-suite shower room. The property is accessed via the double gates leading to a driveway that can accommodate several cars. To the rear of the property there is lots of potential to extend/ add a home office/ workshop STPP due to the substantial plot that it sits on.



## Property Details

### Hill Road

Approximate Gross Internal Area = 179.6 sq m / 1934 sq ft



Ground Floor = 92.9 sqm / 1001 sqft

First Floor = 86.6 sqm / 933 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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