



Green Lane | Sandhurst | Berkshire | GU47 9AG

Asking Price £795,000 Freehold

Waterfords W
Residential Sales & Lettings

Green Lane | Sandhurst
Berkshire | GU47 9AG
Asking Price £795,000

This four bedroom detached home is offered to the market in excellent order throughout, with a large rear garden, extended kitchen/breakfast room, 3 reception rooms, 2 bathrooms, integral garage, and ample driveway parking.

- Spacious 4 bedroom detached home
- Large rear garden
- Set on a sought after private road
- Family bathroom and additional shower room
- Driveway parking and integral garage
- In excellent condition throughout

Location

Sandhurst is famous for its Military Academy and is a town offering numerous amenities, open green spaces, reputable schooling and travel links to a variety of larger hubs. Sandhurst is close to larger towns such as Camberley, Wokingham and Bracknell and offers excellent road links to the M3, M4, Heathrow and Gatwick. The mainline railway station offers direct links to Guildford and Reading which connect London Waterloo and Paddington whilst there are numerous bus routes connecting to neighbouring towns.

The property is located on a private road that is within walking distance of local shops amenities and Sandhurst Memorial Park (a 69 acre recreation area comprising of open green areas and numerous walks)



AVAILABLE TO
VIEW WITH
WATERFORDS!!!



Outside

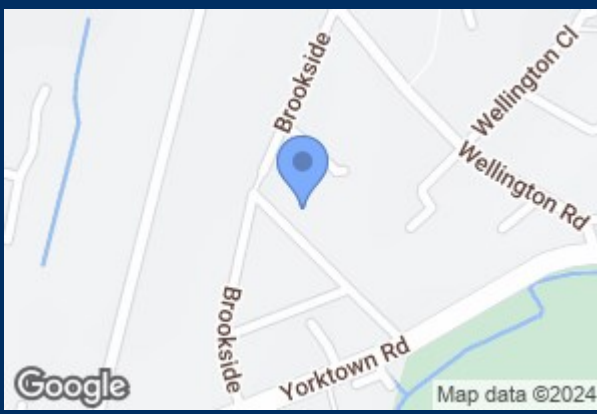
The property has a driveway to the front that could be altered to provide further off road parking. This leads to the oversized garage which has an electric roller door and EV charging point. To the rear of the property, the extensive rear garden is laid mainly to lawn with two large sun terraces, ideal for alfresco entertaining. There is a summer house which could be used as a home office side access on both sides of the property.

Description

Positioned on a private road, this extensive detached home has been extended and improved to offer versatile accommodation set over two floors.

The ground floor accommodation comprises of entrance hall, living room, an extended kitchen/breakfast room with bifold doors leading to the rear garden, dining room with patio doors, utility room, study, double bedroom with lots of built in storage, and a modern four-piece family bathroom. Upstairs, there are 3 additional double bedrooms and a shower room.



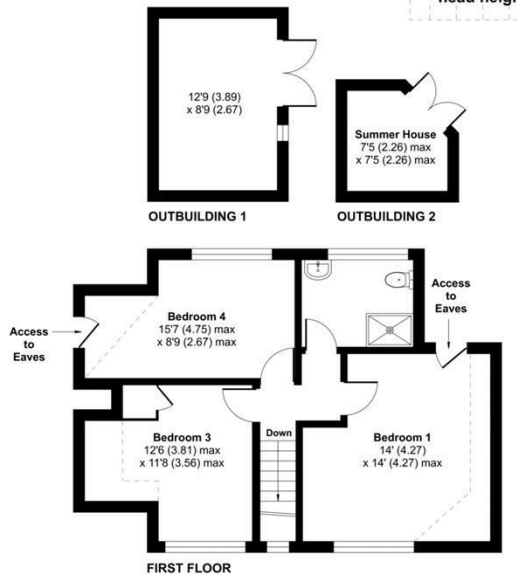
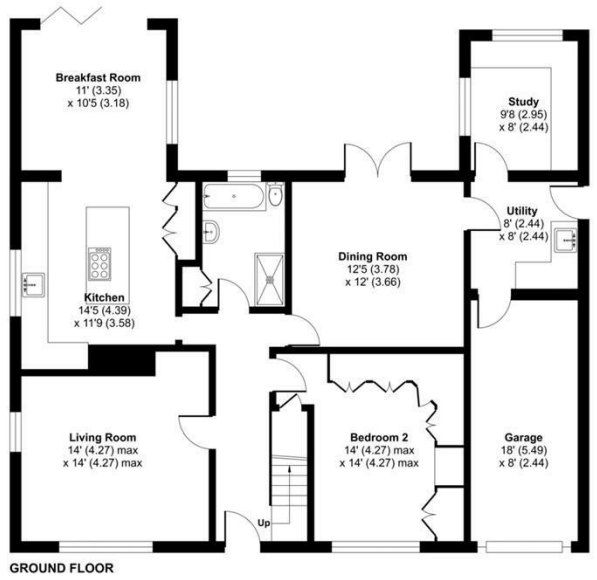


Green Lane, Sandhurst, GU47

Approximate Area = 1648 sq ft / 153.1 sq m
 Limited Use Area(s) = 76 sq ft / 7 sq m
 Garage = 144 sq ft / 13.3 sq m
 Outbuildings = 163 sq ft / 15.1 sq m
 Total = 2031 sq ft / 188.5 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 Waterfords. REF: 1123239



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus)	A		
(91-111)	B		
(69-90)	C		
(55-68)	D		
(39-54)	E		
(17-38)	F		
(1-16)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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