



Hancombe Road | | Sandhurst | GU47 8NP

£500,000

Freehold

Waterford's W
Residential Sales & Lettings

Hancombe Road |
Sandhurst | GU47 8NP
£500,000

Waterfords are delighted to present to the market this charming 2/3 bedroom bungalow with garage, ample driveway parking, and plenty of living accommodation.

- Detached Bungalow
- 2/3 Bedrooms
- Garage
- Ample Driveway Parking
- Conservatory Extension
- In a Sought-After Location

Location

This delightful bungalow is situated in a sought-after location in Little Sandhurst, which is close to local towns Sandhurst and Crowthorne. Sandhurst train station is a short walk from the property. Nearby amenities include supermarkets, restaurants, and a good choice of schools, included the highly regarded Edgebarrow school.



AVAILABLE TO
VIEW!

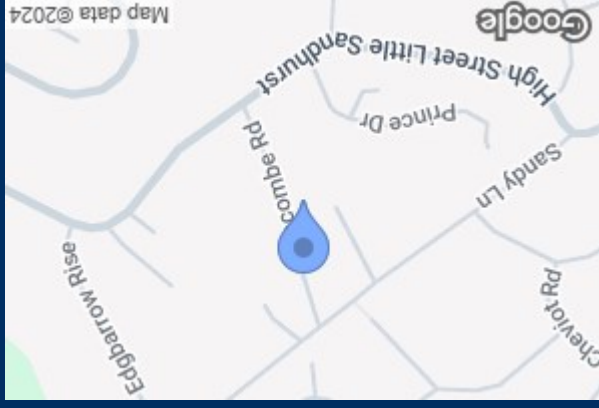


Description

The internal space comprises of entrance hallway, large living room, kitchen/breakfast room, conservatory extension with patio doors leading out to the rear garden, a four-piece family bathroom, 2 generous bedrooms, and a dining room which could also be used as a 3rd bedroom.

Outside

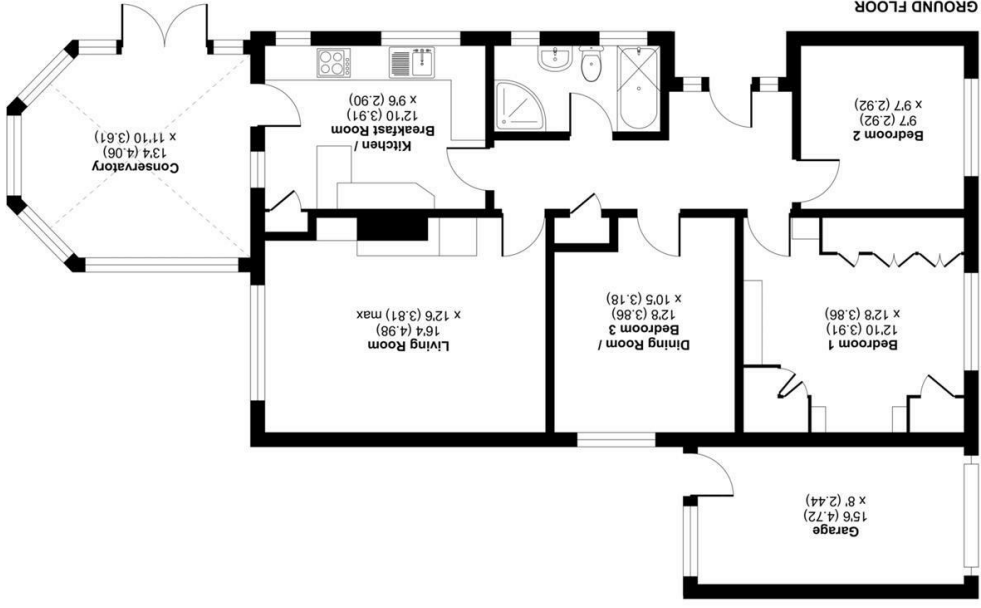
To front of the property is a lawned garden area, ample driveway parking, and a single garage. Side access leads to the rear garden which has a lawned area and a large patio, ideal for alfresco entertaining.



Caleo, Hancombe Road, Sandhurst, GU47

Approximate Area = 1049 sq ft / 97.4 sq m
 Garage = 124 sq ft / 11.5 sq m
 Total = 1173 sq ft / 108.9 sq m

For identification only - Not to scale



GROUND FLOOR

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nckwcom 2024.
 Produced for Waterfords. REF: 1177434



Energy Efficiency Rating	
Current	83
Potential	86

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	

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