



Forest End Road | | Sandhurst | GU47 8JT

Offers Over £630,000

Freehold

*Waterfords* W  
Residential Sales & Lettings



Forest End Road |  
Sandhurst | GU47 8JT  
Offers Over £630,000

Nestled in the charming area of Sandhurst, Berkshire, this delightful link-detached house on Forest End Road offers a perfect blend of comfort and convenience. With four bedrooms and a generous private rear garden, this property is ideal for families seeking a welcoming home in a peaceful neighbourhood.

Situated in Sandhurst, you will find yourself surrounded by a variety of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it simple to commute to nearby towns and cities.

This link-detached house on Forest End Road is not just a property; it is a place where memories can be made and cherished. Whether you are looking to settle down or invest in a family home, this residence offers a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location. Do not miss the chance to make this lovely house your new home.

- Four Bedroom House
- Scope to Extend, Subject to Planning
- Driveway Parking and Double Garage
- Highly Desirable Off Road Location
- Council Tax - F
- Four Reception Rooms
- In need of Modernisation
- Private Close with access to only 4 properties
- Excellent School Catchment
- EPC Rating - D







## Property Description

Nestled within a private close serving only four exclusive properties, this highly desirable four-bedroom home offers an exceptional opportunity to create your dream living space. Situated in a sought-after off-road location and within an excellent school catchment area, this property is perfect for families and professionals alike.

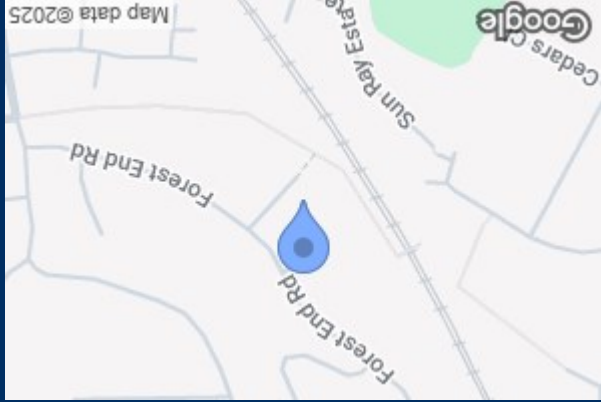
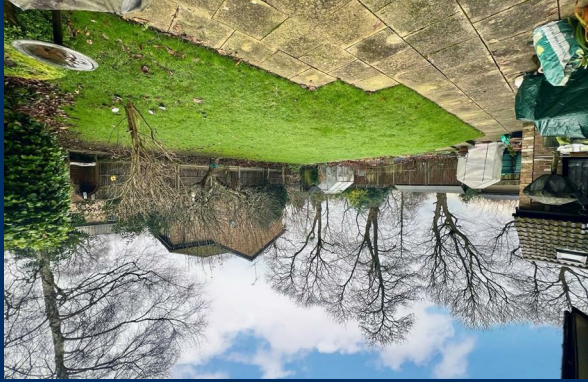
Boasting four spacious reception rooms, the property provides ample versatility for entertaining, home working, or creating additional family spaces. The house features a double garage and driveway parking, ensuring convenience and security. While the property is in need of modernisation, it presents fantastic potential to reimagine and refurbish, with scope to extend (subject to planning permissions).

The quiet and private surroundings and generous private rear garden enhance the home's charm, offering a peaceful retreat with easy access to local amenities, schools, and transport links. Don't miss this rare opportunity to acquire a home brimming with potential in such a coveted location.

Forest End Road in Sandhurst is a highly desirable area known for its affluent and professional community. The neighbourhood predominantly features detached homes, reflecting its affluence. Residents benefit from a low crime rate, with the area rated 1 out of 10, indicating a safer environment compared to other regions. The property falls within the Sandhurst ward of the Bracknell Forest local authority, which offers excellent amenities and services.

Families will appreciate the proximity to well-regarded educational institutions, including St Michael's Church of England Primary School and Wellington College. Nature enthusiasts can enjoy nearby green spaces such as Edgbarrow Woods, a local nature reserve offering various habitats and wildlife. The area is well-connected, with Sandhurst (Berks) railway station approximately 600 yards away, providing convenient access to surrounding towns and cities. Overall, Forest End Road offers a blend of tranquillity, community, and accessibility, making it a prime location for prospective homeowners.





Energy Efficiency Rating	
Current	83
Potential	66
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Not energy efficient - higher running costs A (92 points) (81-91) (79-90) (68-80) (55-60) (39-54) (21-38) (1-20)	
Very energy efficient - lower running costs A (92 points) (81-91) (79-90) (68-80) (55-60) (39-54) (21-38) (1-20)	

Where 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 by any person, or measurement, for any error or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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TOTAL APPROX. FLOOR AREA 1553 SQ. FT. (141.2 SQ. M.)

GROUND FLOOR  
APPROX. FLOOR AREA 1080 SQ. FT. (100.3 SQ. M.)



1ST FLOOR  
APPROX. FLOOR AREA 473 SQ. FT. (43.9 SQ. M.)



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