



**Bespoke**  
ESTATE AGENTS

13 Humber Way, Sandhurst  
£250,000



## 13 Humber Way

Sandhurst, Sandhurst

Charming 2-bed ground floor maisonette in tranquil cul-de-sac. Modern kitchen, conservatory, enclosed garden. Serene bedrooms, off-road parking, ample storage. Ideal for first-time buyers or downsizers seeking comfort and style. Easy-care living in sought-after location, viewing recommended. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Enclosed Rear Garden
- Ground Floor Maisonette
- Two Bedrooms
- Conservatory
- Modern Fitted Kitchen and Bathroom
- Ideal For First Time Buyers or Downsizers
- Cul De Sac Location
- Ample Storage

### Entrance Porch

Covered entrance porch, with built in storage cupboard, double glazed door to the entrance hall.

### Entrance Hall

Accessed via double glazed front door, large walk in storage cupboard, further built in storage cupboard, doors to living room, bedrooms and bathroom.

### Living Room

16' 7" x 12' 5" (5.05m x 3.78m)

Rear aspect via sliding patio doors to conservatory, radiator, built in storage cupboard, door to kitchen.

### Kitchen

11' 4" x 6' 8" (3.45m x 2.03m)

A stylish and modern fitted kitchen with contrasting white gloss units with black marble effect work tops over and complimentary tiled splash backs. Inset one and third bowl stainless steel sink, built in gas hob with hood over, oven under. Space and plumbing for dishwasher and washing machine, space for Fridge/Freezer.

### Conservatory

10' 2" x 6' 2" (3.10m x 1.88m)

UPVC and double glazed constructed, door to rear garden.

### Bedroom One

13' 3" x 8' 7" (4.05m x 2.62m)

Rear aspect via double glazed window over looking garden, radiator.

### Bedroom Two

10' 3" x 6' 9" (3.12m x 2.06m)

Rear aspect via double glazed window over looking rear garden, radiator.





### **Bathroom**

Quite simply, a beautiful room! Front aspect via double glazed window, a modern fitted white suite with enclosed bath, shower over and shower screen. Vanity unit with inset hand basin, W.C. tiled walls, towel rail and wonderful feature tiled floor.

### **Rear Garden**

A fully enclosed private garden with paved patio area, with the remainder being lawn with various flowers and shrubs.

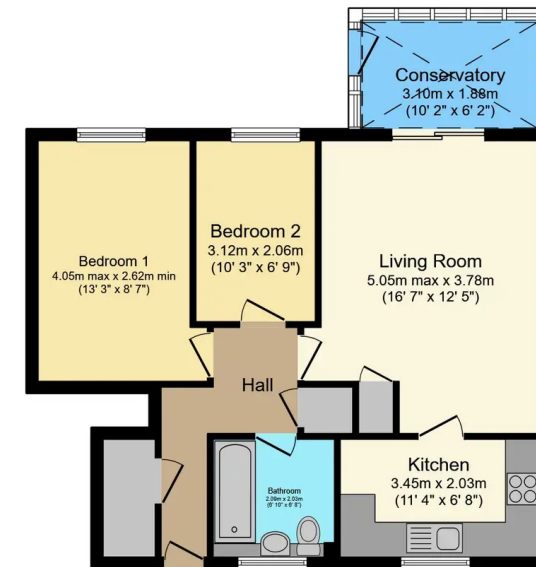
### **Front Garden**

To the front of the property is open plan garden with pathway leading to front door, lawn.

### **Off Road Parking**

Non-allocated, off road parking is located to the front of the property.





**Floor Plan**

Total floor area 64.2 m<sup>2</sup> (691 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox