



Peter
Buswell
Independent Family Estate Agents

Available with No Onward Chain in Sandhurst

Guide Price £600,000

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This substantial five-bedroom semi-detached house offers an ideal combination of spacious, modern living within a charming countryside setting.

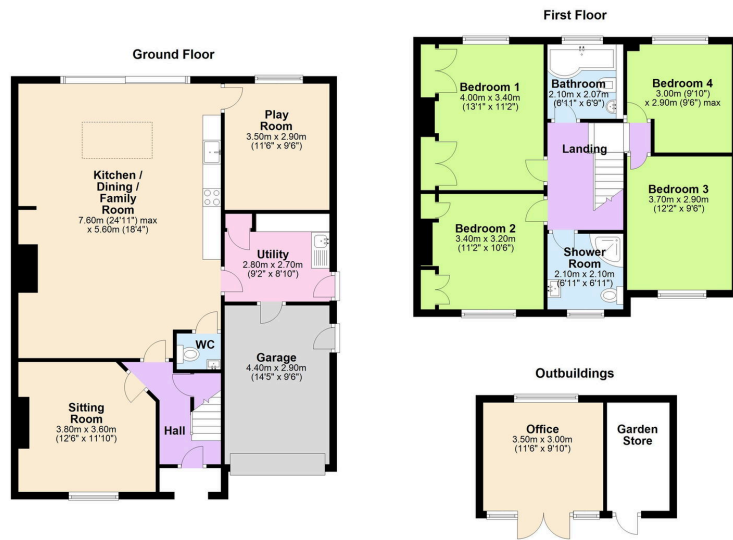
Upon entering, you're greeted by a bright hallway with under-stairs storage, leading on to a front living room featuring a classic open fireplace—perfect for relaxing on cooler evenings. To the rear of the property there is an additional living area that flows seamlessly into a generous open-plan kitchen and dining area, designed for both comfort and entertaining. The kitchen is well-appointed with wall and base units, a double electric oven, a four-ring induction hob, and space for an American-style fridge/freezer. Adjoining the kitchen, the dining and family areas feature a multi-fuel burner, full-height Victorian-style radiator, and direct access to the garden through sliding patio doors.

The ground floor also offers practical amenities, including a utility room with ample space for laundry appliances and a separate cloakroom. Additionally, a versatile fifth bedroom overlooks the rear garden and could easily serve as a home office.

Upstairs, the first floor provides four well-proportioned bedrooms. The primary bedroom is positioned to the rear, with built-in wardrobes and a charming feature fireplace. The additional bedrooms, each with garden or front aspect views, offer comfort and plenty of storage options. This level is completed by a stylish shower room and a modern family bathroom.

The rear garden is a highlight, stretching approximately 150 feet. Enclosed by hedging and fencing, it offers a mix of lawn, mature trees, and shrubbery, with a sunny patio for outdoor dining. There's an additional separate garden space with a fully fitted home office, perfect for remote work, along with a pergola covered seating area, outdoor electric points, and convenient timber storage.





- GUIDE PRICE £600,000 TO £615,000
- AVAILABLE WITH NO ONWARD CHAIN
- STUNNING REAR GARDEN WITH VIEWS
- OPEN PLAN KITCHEN/DINER/SNUG WITH BI-FOLDING DOORS
- EPC RATING C
- FIVE BEDROOM SEMI DETACHED FAMILY HOME
- CONVENIENTLY LOCATED TO SANDHURST FACILITIES
- OFF ROAD PARKING FOR TWO CARS
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND D



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | | |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |