



Peter
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Independent Family Estate Agents

Popular Residential Close in Sandhurst

Guide Price £375,000

3 1 2



Set within a desirable residential area in Sandhurst, this spacious and versatile family home offers spacious and modern living. To the front, a generous driveway provides ample parking and leads to a garage, while a neatly maintained lawned garden with mature trees and colourful flower borders sets a welcoming tone.

Step inside to discover a well-planned layout designed for everyday comfort and entertaining. The entrance hall offers useful built-in storage and flows effortlessly into the main living spaces. A bright and spacious living/dining room features a charming gas fireplace and opens into a versatile reception room—perfect as a study, utility area, or playroom.

The thoughtfully designed kitchen offers plenty of storage and integrated appliances, with convenient access to the rear garden, ideal for family life or hosting friends. A downstairs cloakroom and modern shower room add further practicality.

Upstairs, three well-proportioned bedrooms offer comfortable retreats, all with built-in storage. The family bathroom completes the first floor.

Outside, the stunning 50-foot rear garden is a true sanctuary. Enclosed for privacy and filled with mature planting, it boasts a sunny patio, and a separate workshop or home office—perfect for remote working or hobbies. With direct access to the garage and gated side access to the front, every detail has been considered for ease of living.





- GUIDE PRICE £375,000 TO £395,000
- DETACHED GARAGE WITH PARKING IN FRONT
- PRETTY GARDEN TO THE REAR
- MODERN KITCHEN AND BATHROOM
- COUNCIL TAX BAND D
- THREE BEDROOM SEMI-DETACHED HOUSE
- OFFICE / HOBBY ROOM
- SPACIOUS LIVING ROOM/ DINER
- POPULAR RESIDENTIAL ROAD SETTING
- EPC RATING D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		