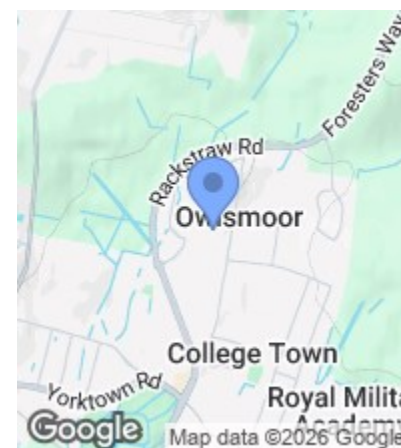




ROAD MAP

HYBRID MAP

TERRAIN MAP

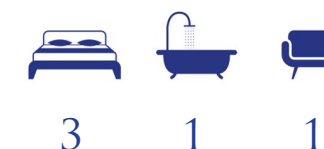


OAK AVENUE, OWLSMOOR, SANDHURST GU47
OFFERS IN EXCESS OF £400,000

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- No Onward Chain
- Three Bedrooms
- Low Maintenance Rear Garden
- Good Transport Links
- Semi Detached Property
- Garage & Driveway Parking
- Close To Schools
- Close To Sandhurst's Range Of Amenities

FULL DETAILS

Lounge

16'3" x 14'6" (4.95 x 4.42)

Enter via front door, stairs leading to the first floor, gas feature fireplace with marble surround, carpet flooring and door leading through to;

Kitchen

16'3" x 8'8" (4.95 x 2.64)

Fitted with a range of base and eye level units, sink, oven with four ring gas hob, extractor fan and space for; slimline dishwasher, fridge/freezer and washing machine. Laminate flooring and sliding door leading to the rear garden.

WC

Low level WC, wash hand basin, heated towel rail, tiled walls and tiled flooring.

First Floor Landing

Access to the loft, airing cupboard and carpet flooring.

Bedroom One

10'0" x 9'5" (3.05 x 2.87)

Rear aspect double bedroom and carpet flooring.

Bedroom Two

13'0" x 8'6" (3.96 x 2.59)

Front aspect double bedroom, fitted wardrobes and carpet flooring.

Bedroom Three

8'0" x 7'2" (2.44 x 2.18)

Front aspect and carpet flooring.

Shower Room

Wash hand basin with storage, low level WC, large shower cubicle, heated towel rail, tiled walls and tiled flooring.

To The Rear

Mainly laid to lawn with patio areas. Access via gate to the front of the property.

To The Front

Driveway parking. Gate leading to the rear of the property. Access to the;

Garage

16'8" x 8'0" (5.08 x 2.44)

Power and lighting.

Council Tax

Band D.

FLOORPLAN



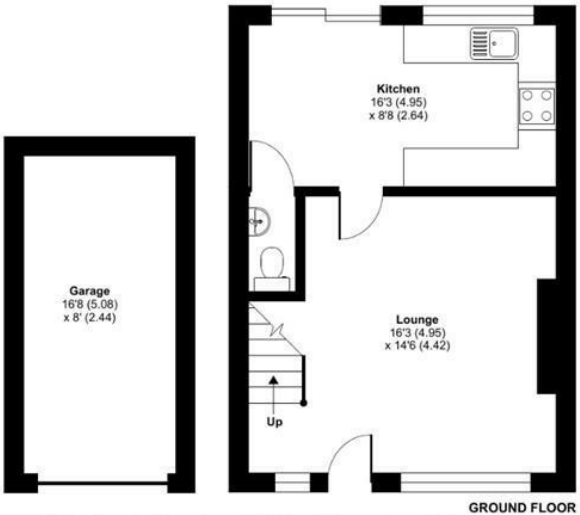
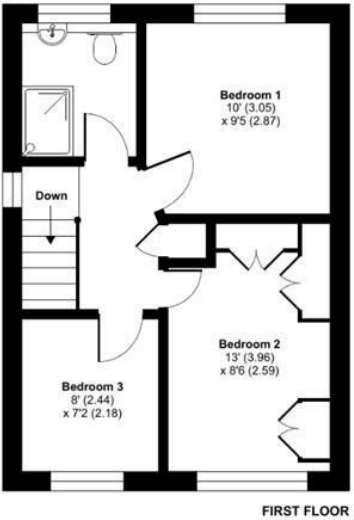
Oak Avenue, Owlsmoor, Sandhurst, GU47

Approximate Area = 758 sq ft / 70.4 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 891 sq ft / 82.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Knights Property Services. REF: 951445



OAK AVENUE, OWLSMOOR, SANDHURST GU47

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** For sale is this semi detached three bedroom property, ideally situated within close proximity of Sandhurst's amenities which include Swinley Forest, memorial park and The Meadows shopping centre with a large M&S and Tesco and a Next opposite. The home, which is located on a good-sized plot and offered to the market with no onward chain, has a lounge, kitchen, ground floor WC, two double bedrooms, a further single bedroom and a shower room. The property has driveway parking, garage and a spacious and low maintenance rear garden. Blackwater and Sandhurst train stations are within close proximity, in addition to local schools.