



Waterhouse Mead
Sandhurst, GU47 0ZD

£500,000

Property Details

-  3 bedrooms
-  Modern bathroom and cloakroom
-  EPC Rating TBC
-  1144 square foot
-  Sandhurst station 1.2 miles
 - Living room and dining room/study
 - Kitchen leading to a conservatory with planning permission to reshape and extend the Kitchen/breakfast room
 - Lovely mature rear garden with a good degree of privacy
 - Planning permission granted to extend ground floor PP-12776833
 - Driveway parking for several cars leading to garage

Situated in the popular Gower Park development in Sandhurst this well presented three bedroom link detached home offers the perfect blend of modern living and future potential with planning permission granted to extend the ground floor and replace the conservatory. This is a great opportunity for a buyer looking to put their own stamp on a great home with a peaceful garden and ready to go extension plans. The property currently benefits from a modern living room as well as a dining room currently used as a study. There is a kitchen which leads through to a conservatory which is due to be replaced by an impressive ground floor extension with plans granted. Upstairs benefits from three bedrooms and a modern refitted bathroom. To the rear of the house is an attractive and mature rear garden which gives a good degree of privacy. To the front of the house is driveway parking for several cars leading to a single garage.



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Approximate Gross Internal Area = 93.4 sq m / 1006 sq ft
Approximate Garage Internal Area = 12.8 sq m / 138 sq ft
Approximate Total Internal Area = 106.2 sq m / 1144 sq ft



Whilst 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 for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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