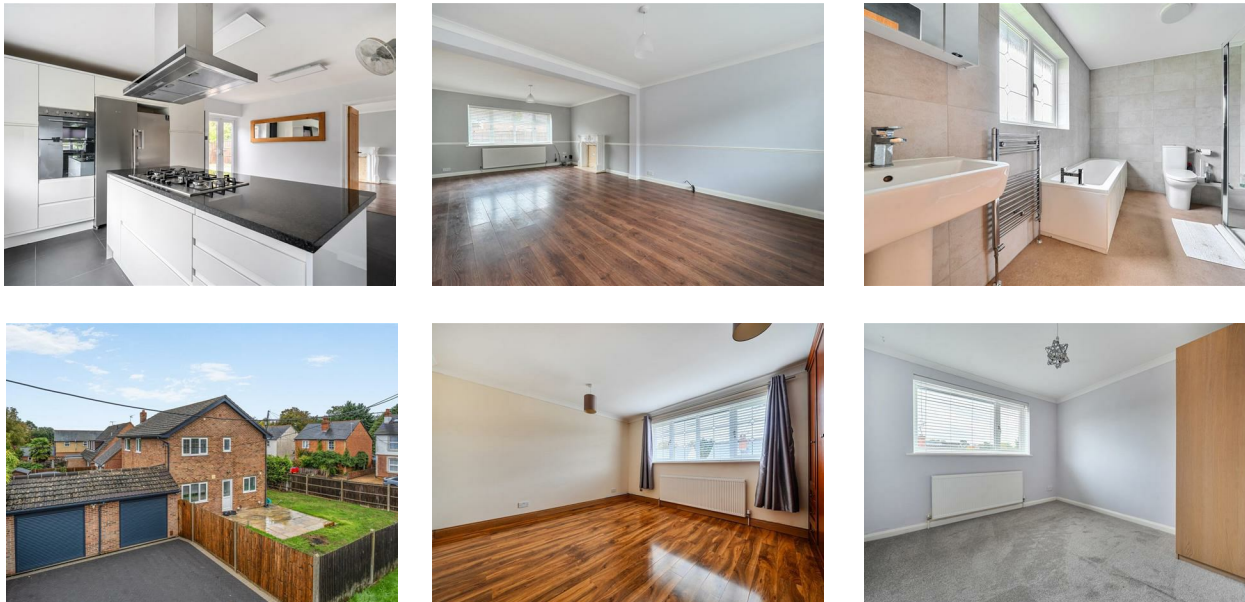




ROAD MAP

HYBRID MAP

TERRAIN MAP



BRANKSOME HILL ROAD, SANDHURST GU47  
OFFERS IN EXCESS OF £600,000

Camberley 01276 539111  
Email: [enquiries@knightspropertyservices.com](mailto:enquiries@knightspropertyservices.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 85        |
| (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

- Four-bedroom detached family home
- Modern kitchen/breakfast/dining room with central island
- Driveway parking and enclosed gardens
- Spacious living room with feature fireplace
- Garage/store with separate workshop
- No Onward Chain

## FULL DETAILS

**Council Tax**  
Band F.

**Entrance Hall**  
Stairs leading to the first floor, with doors to the living room and kitchen/breakfast/dining room.

**Living Room**  
Spacious dual aspect room with wood-effect flooring, grey décor and a feature fireplace with decorative surround.

**Kitchen/Breakfast/Dining Room**  
Fitted with a range of modern white wall and base units with contrasting worktops. Central island with a gas hob and extractor above, built-in ovens and space for an American-style fridge/freezer. Tiled flooring to the kitchen area, with space for a dining table and chairs and double doors opening onto the garden.

**WC**  
Ground floor WC with wash hand basin.

**First Floor Landing**  
Doors to all four bedrooms, the family bathroom and a separate WC.

**Bedroom One**  
Double bedroom with wood-effect flooring, neutral décor and fitted wardrobes.

**Bedroom Two**  
Double bedroom with access to an en suite shower room.

**En Suite**  
Shower enclosure, wash hand basin and WC.

**Bedroom Three**  
Double bedroom with carpet flooring and neutral décor.

**Bedroom Four**  
Single bedroom with carpet flooring and neutral décor.

**Bathroom**  
Panel-enclosed bath, separate shower enclosure, wash hand basin and WC. Tiled walls and flooring, with a heated towel rail and window.

**Separate WC**  
Additional first floor WC accessed from the landing.

**Garage/Store**  
Generous garage/store with two vehicle doors and a pedestrian door to the garden. Access to a separate workshop.

**Workshop**  
Separate room accessed from the garage/store, providing additional storage or hobby space.

**To the Rear**  
Enclosed paved garden with space for outdoor seating and access to the garage/store.

**To the Front**  
Lawned garden extending around the side of the property, with a paved seating area and established planting. Driveway parking in front of the garage.

## FLOORPLAN

### Branksome Hill Road, College Town, Sandhurst, GU47 0QF

APPROX. GROSS INTERNAL FLOOR AREA 1796 SQ FT 166.8 SQ METRES  
(INCLUDES GARAGE / WORKSHOP & EXCLUDES VOID)



## BRANKSOME HILL ROAD, SANDHURST GU47

KNIGHTS PROPERTY SERVICES - NO ONWARD CHAIN This four bedroom detached home along Branksome Hill Road. The accommodation comprising; modern kitchen/breakfast/dining room, living room, WC, modern bathroom and four good-sized bedrooms with an en suite to bedroom two. Externally the property has a garden, driveway parking and a garage/store with power and workshop. The well presented property is within a short distance of Sandhurst's amenities, such as Swinley Forest, memorial park, doctors surgery and The Meadows Shopping Centre with a large Tesco, M&S and a Next opposite. Sandhurst and Blackwater train stations are nearby. The property is also within close proximity to good transport links.