



Warren Close, Sandhurst

£375,000



Warren Close, Sandhurst, Berkshire

This spacious 4 bedroom family home can be found down a peaceful cul-de-sac in a desirable area. In the heart of Sandhurst village, it is within easy reach of local amenities and excellent commuter links, including Sandhurst railway station. On its doorstep are many green spaces and relaxing country walks as well as being in the catchment area for Edgebarrow and New Scotland Hill schools.

FEATURES

- Off road parking
- Spacious and versatile accommodation over 3 floors
- Open plan kitchen and breakfast room
- 3 double bedrooms
- Tiered garden with mature trees and shrubs
- Sandhurst train station 0.2 miles, direct to Reading, Guildford and Gatwick airport
- Access to M3, M4, A30 all close by
- Within easy reach of parks and numerous out of town superstores including The Meadows, 1.8 miles
- An excellent selection of Nursery, Montessori, Primary and Secondary Schools
- Band C – Bracknell Forest Borough Council



ACCOMMODATION

Ground Floor

- Lounge
- Kitchen/breakfast room

First Floor

- Bedroom 1
- Bedroom 4
- Family bathroom with overhead shower

Second Floor

- Bedroom 2
- Bedroom 3

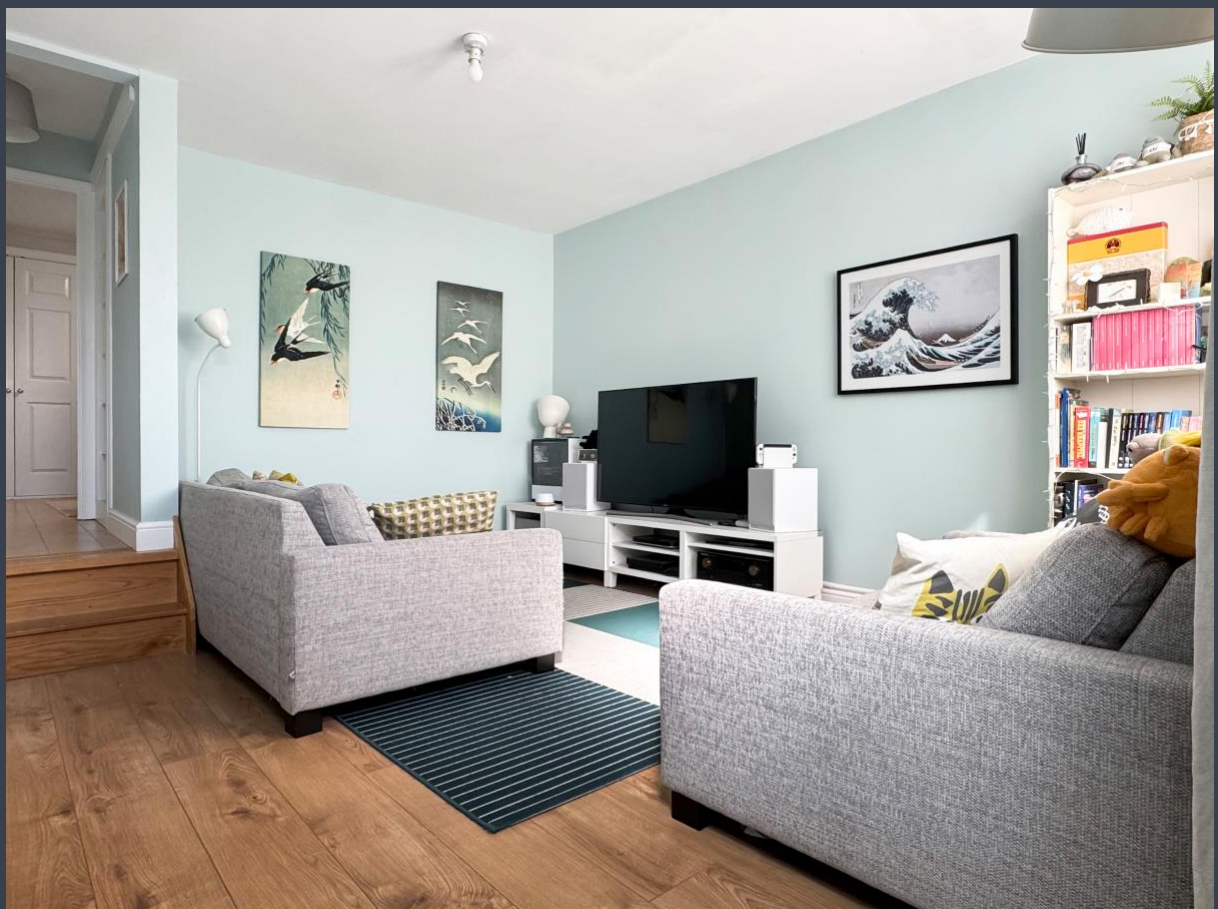
OUTSIDE

- Off road parking
- Tiered private garden

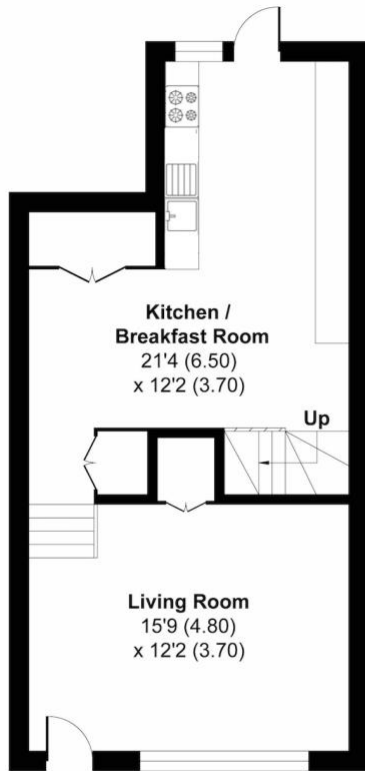
EPC RATING

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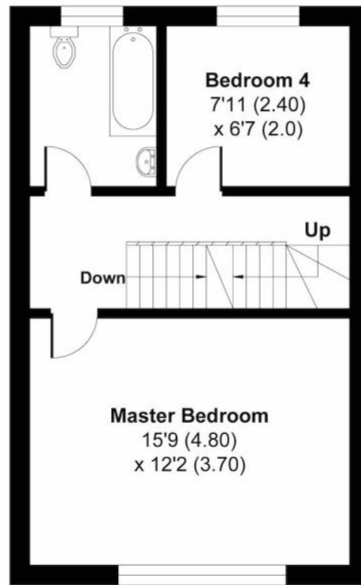




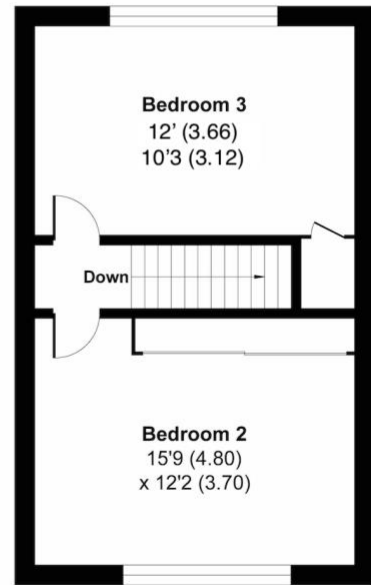
Approximate Gross Internal Area = 114.34 sq m / 1230.75 sq ft
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU47 9EL**



NEWTON ROWE
SALES & LETTINGS

The Old Dairy, 7 Updown Hill, Windlesham, Surrey GU20 6AF
enquiries@newtonrowe.co.uk | 01276 986900