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 Buswell  
Independent Family Estate Agents

# Queen Street, Sandhurst

£525,000

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**A beautifully presented three-bedroom detached house**, offering a blend of modern comfort and charming character, situated in a desirable village location.

Approached via a picket-fenced frontage with a gated pathway leading to the entrance porch, this double-fronted home immediately impresses. The welcoming living room features an inviting exposed fireplace housing a wood-burning stove and a staircase rising to the first floor with understairs storage. From here, a door leads to the versatile snug.

The snug is a delightful space with bi-fold doors opening onto the rear patio and garden, seamlessly blending indoor and outdoor living. This room flows into the superb stylish kitchen, fitted with high-quality modern units and integrated appliances, and a central island, all adorned with a striking white marble worktop with grey veining. From the kitchen, French doors open out to the rear garden, while additional doors lead to a practical utility room and a separate cloakroom. The kitchen also connects to a spacious and elegantly presented dining room, which enjoys windows overlooking the front aspect.

On the first floor, the principle bedroom benefits from a modern fitted shower suite in the ensuite, offering a private retreat. There are two further well-proportioned bedrooms, with Bedroom Two featuring built-in wardrobes. The main family bathroom boasts a modern slipper bath and a separate shower.

The property also benefits from a private driveway providing tandem parking for up to two vehicles. To the rear, the attractive garden features a patio directly accessible from the house, a lawned area with borders planted with a variety of flowers and shrubs, and a large garden shed, perfect for outdoor relaxation or entertaining.





- THREE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- STYLISH FITTED KITCHEN WITH ISLAND AND INTEGRATED APPLIANCES
- LIVING ROOM WITH WOOD BURNING STOVE
- MODERN FAMILY BATHROOM & ENSUITE
- SNUG WITH BI-FOLDING DOORS TO THE GARDEN
- ELEGANT DINING ROOM
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC C
- COUNCIL TAX BAND F



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	