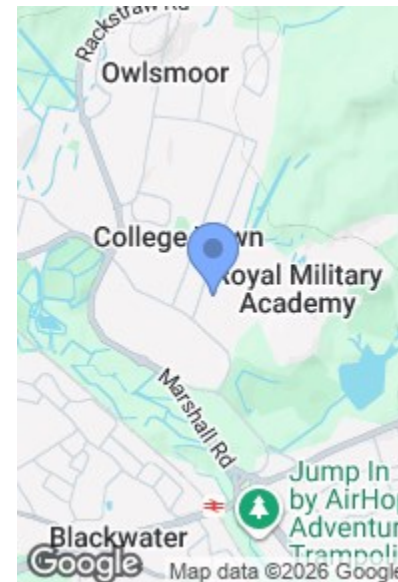




ROAD MAP

HYBRID MAP

TERRAIN MAP



FAIRMEAD CLOSE, SANDHURST GU47
OFFERS IN EXCESS OF £450,000

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www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

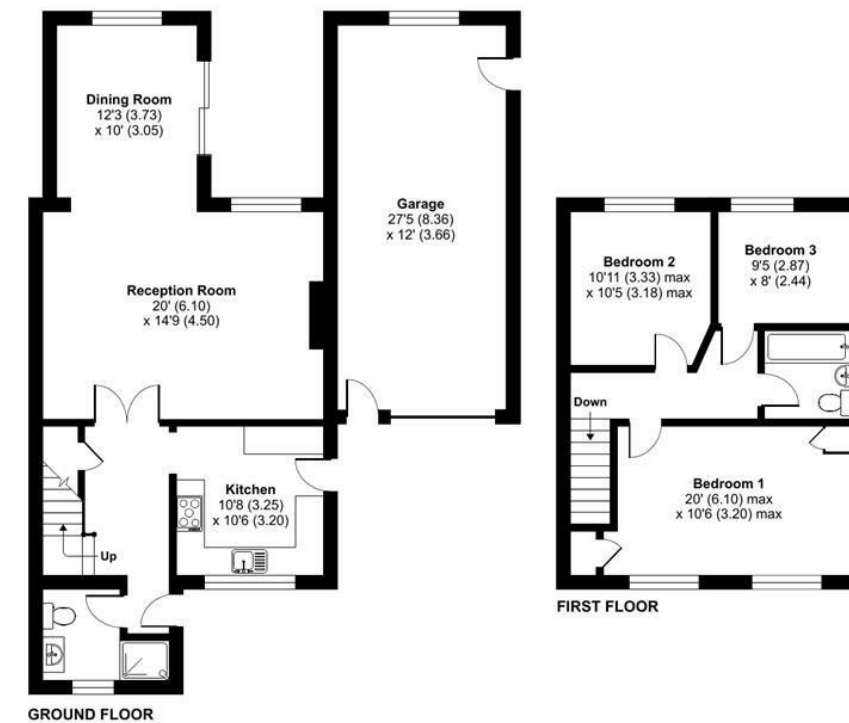




FLOORPLAN

Fairmead Close, College Town, Sandhurst, GU47

Approximate Area = 1240 sq ft / 115.2 sq m
 Garage = 330 sq ft / 30.6 sq m
 Total = 1570 sq ft / 145.8 sq m
 For identification only - Not to scale



MAIN FEATURES

- No Onward Chain
- Three Bedrooms
- Open Plan Reception Area
- Very Well Presented
- Close To Local Schools & Amenities
- Semi Detached Property
- Modern Kitchen
- Corner Plot Position
- Ground Floor Shower Room
- Scope To Extend Subject To Planning

FULL DETAILS

Entrance Hallway

Enter via door, stairs leading to the first floor, understairs storage and laminate flooring.

Shower Room

Wash hand basin with storage below, low level WC, walk-in shower, laminate flooring and partly tiled walls.

Kitchen

Range of base and eye level units, sink, gas hob, oven, extractor hood, fridge/freezer and space for; dishwasher. Partly tiled walls and laminate flooring. Door leading to the side.

Reception Room

Gas fireplace, laminate flooring and leading through to the;

Dining Room

Laminate flooring and sliding door leading to the garden.

First Floor Landing

Carpet flooring.

Bedroom One

Front aspect, storage and carpet flooring.

Bedroom Two

Rear aspect and carpet flooring.

Bedroom Three

Rear aspect and carpet flooring.

Bathroom

Wash hand basin, low level WC, panel enclosed bath with shower, partly tiled walls and linoleum flooring.

To The Rear

Mainly laid to lawn with patio area and mature planting. Access to the;

Garage

Power and lighting.

To The Front

Driveway parking, access to the garage and hedging.

Council Tax

Band D.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1432652

FAIRMEAD CLOSE, SANDHURST GU47

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** New to the market for sale is this very well presented semi detached property on Fairmead Close, occupying a corner plot position. This family home, which is being sold with no onward chain, offers spacious accommodation throughout. The ground floor features an open plan reception room leading into the dining room, creating a bright and welcoming area. There is a modern kitchen and a shower room to complete the ground floor. The first floor has three bedrooms along with a bathroom, which presents an opportunity for modernisation. Externally, the property benefits from a good-sized rear garden, offering an excellent outdoor space, in addition to a garage and driveway parking. The property is ideally situated close to local schools, shops and everyday amenities, with excellent transport links providing easy access to the M3 and M4, making it ideal for commuters.