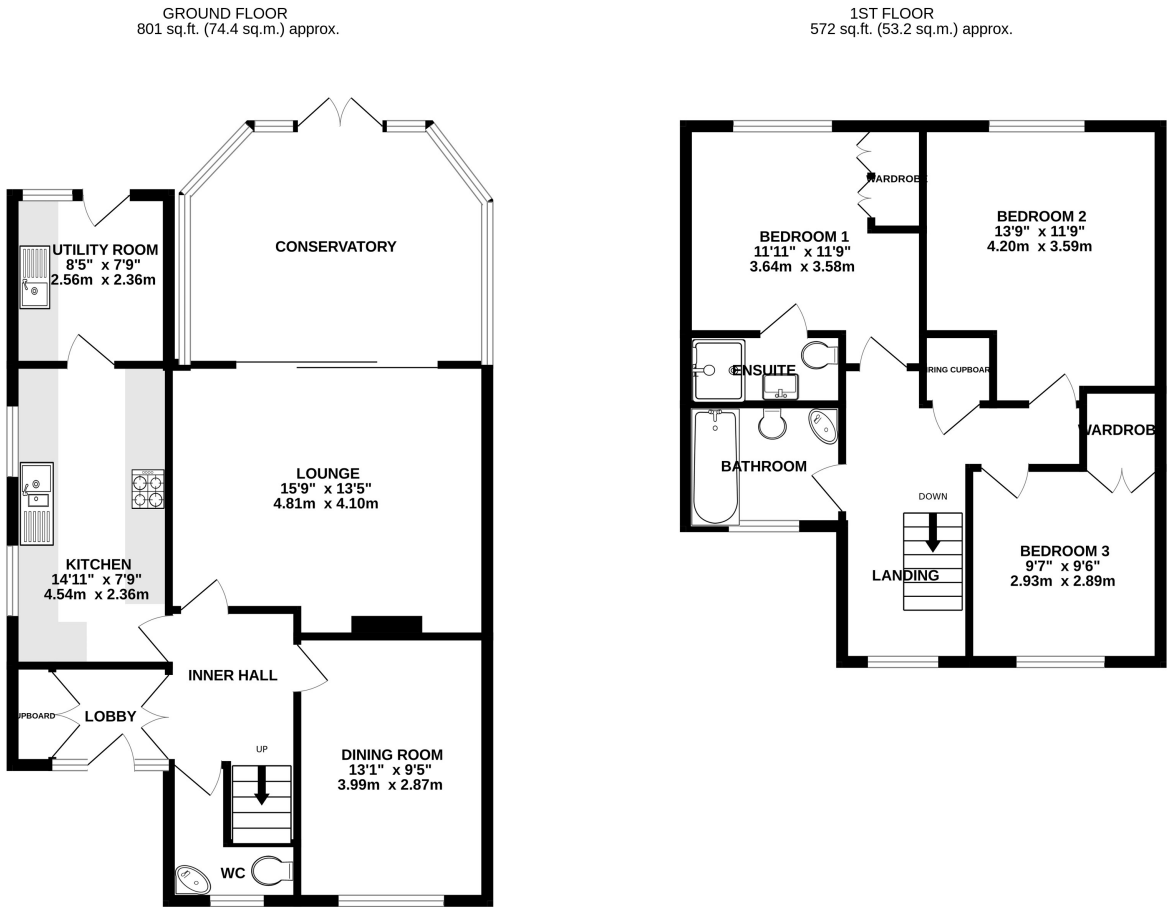


# 31a Wellington Road SANDHURST, GU47 9AW



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

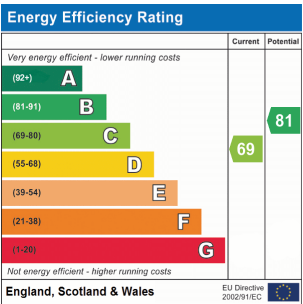
Made with Metropix 62025



£625,000 Freehold



- Non-estate detached house
- Two reception rooms
- Garage & off road parking
- Gas fired central heating by radiators
- Three double bedrooms
- En suite shower room
- Sealed unit double glazing
- No onward chain



These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



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### The Property

An individual three double bedroom detached house situated in this delightful non-estate location, convenient for local shops and schools.

The accommodation on the ground floor consists of a cloakroom, a hall with coats cupboard housing a modern gas-fired boiler for the central heating, lounge, separate dining room, conservatory, comprehensively fitted kitchen and utility room. On the first floor there are three double bedrooms, two with wardrobes, a family bathroom and en suite shower room off bedroom 1.

Outside there are front and rear gardens, the front garden being mainly shingle and providing off-road parking and a turning area with a garage. The property has sealed unit double glazed windows, gas fired central heating by radiators and there is no onward chain.

EPC Rating: C      Council tax band F: £3,102.72 per annum (2025/26)

### Location

This fine home is situated in one of Sandhurst's premier locations, convenient for local shops and a selection of excellent local schools, together with recreational facilities including Wildmoor Heath Nature Reserve, Horseshoe Lake Activity Centre and Sandhurst Memorial Park.

There are good road and rail links with Sandhurst and Blackwater railway stations giving access to Reading and Gatwick. The Meadows retail centre is close by, with a major Marks & Spencer and Tesco store.