

## 12, Longdown Road Sandhurst GU47 8QG



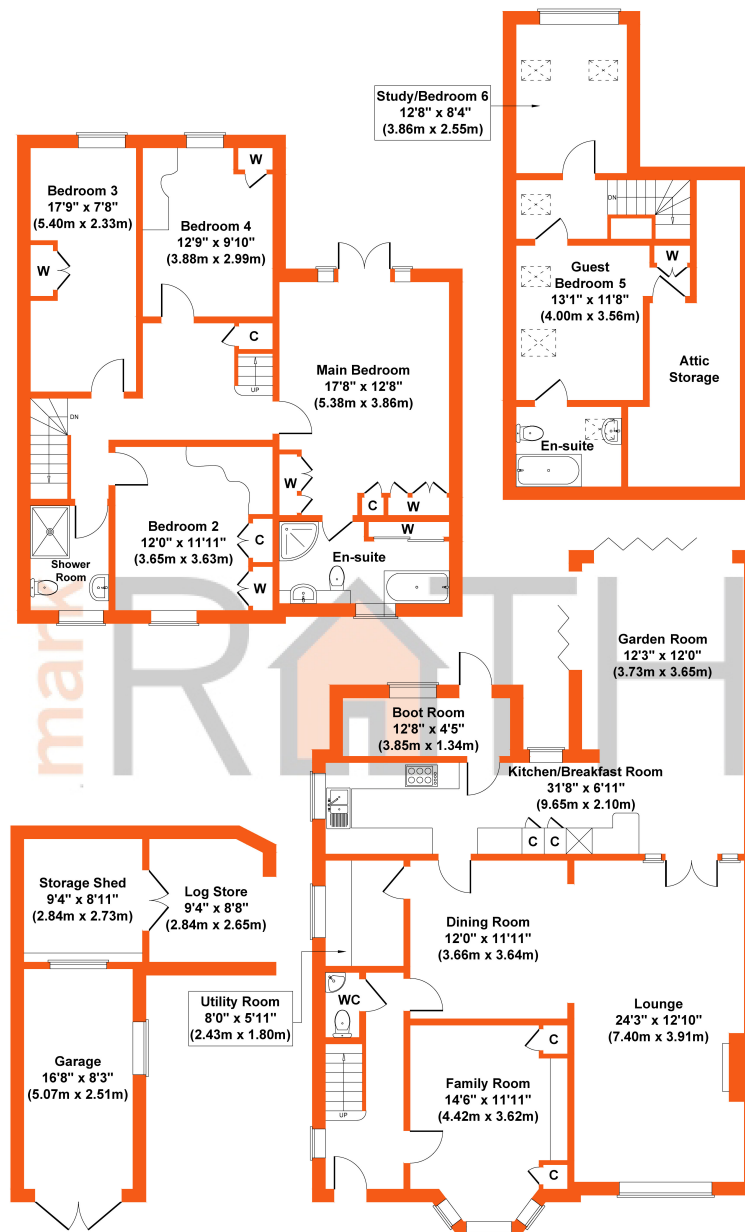
A stunning extended family home within a short walk of Edgbarrow secondary School and Wellington College with a substantial secluded rear garden abutting the grounds of Eagle House School. This skillfully extended period home occupies a 0.3 acre plot with a mature 138ft north, east facing rear garden along with a sizable gated driveway, garage and bar/wood fired oven/BBQ covered outside entertaining space. The spacious accommodation which spans three floors and amounts to over 2700 sq ft comprises: Entrance hall with cloakroom, lounge, dining room, family room, useful boot room, utility room and stunning open plan 31ft kitchen/breakfast/garden room with two sets of bi-fold doors literally opening up this amazing room onto the patio and garden beyond. On the first floor there is an impressive 17ft main bedroom with four piece en suite bathroom, three further generous bedrooms and a family shower room. On the top floor two further bedrooms and an en suite bathroom complete the accommodation. No awkward chain complications making this dream home ready to move in from July.

£995,000 Freehold



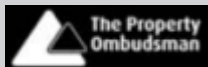


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Approx. Gross Internal Floor Area 2720 sq. ft. (252.7 sq. m.)  
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by The Plan Portal 2023



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.