



Farcrosse Close, SANDHURST, Berkshire GU47 9RX

PRICE £600,000 Freehold

Jigsaw Estates are pleased to present to the market this detached family home situated on the popular Snaprails park development with close proximity to a number of local amenities and schools. Snaprails park can be accessed within a couple of minutes walk from the house and offers walks, running routes, playing fields and playpark.

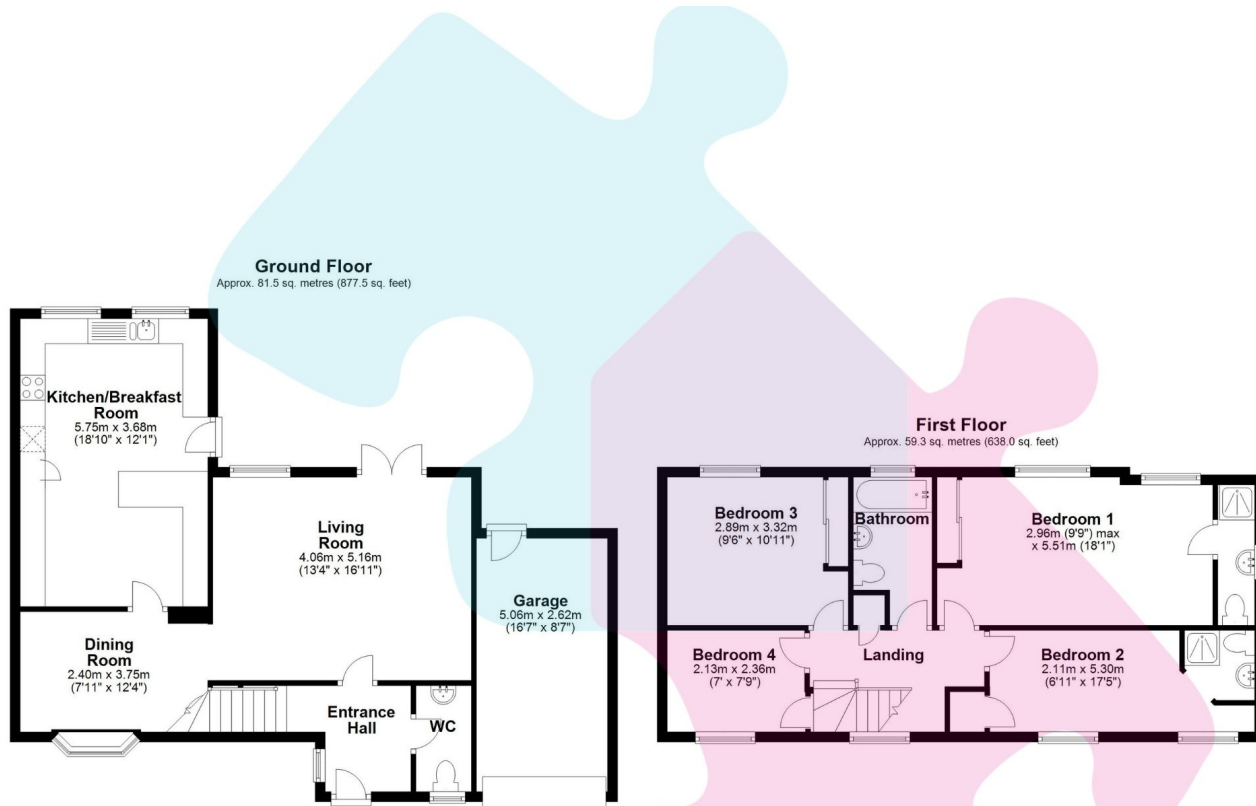
The property is also only a short distance from the 'Meadows' shopping centre which has a Marks & Spencers, Tesco and Next superstores. Bracknell and Camberley town centres are also within easy access.

Accommodation comprises four bedrooms, living room, dining room, and a kitchen/breakfast room measuring in excess of 18ft. Further benefits include en-suites facilities to two bedrooms, family bathroom and cloakroom. The property also has an integral single garage. Outside to the rear there is a secluded garden with side access and to the front of the house a driveway offering off street parking for two cars.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale. We have not seen any paperwork relating to extensions/renovations or conversions and any such paperwork will be requested via solicitors as part of the conveyancing process.



- FOUR BEDROOM DETACHED HOUSE
- TWO ENSUITE FACILITIES
- GARAGE
- CLOSE TO LOCAL AMENITIES
- SNAPRAILS PARK DEVELOPEMNT
- KITCHEN/BREAKFAST ROOM
- CUL-DE-SAC



Total area: approx. 140.8 sq. metres (1515.5 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

