

47, Sandhurst Road Crowthorne RG45 7HY




A handsome 1930's family home with 2387 sq ft of accommodation occupying a substantial 0.28 acre plot backing onto OFSTED outstanding Edgbarrow secondary School and a short walk from Wellington College and Eagle House. This spacious home arranged over two floors but will have huge scope to further extend comprises: Entrance hall with cloakroom, drawing room, lounge, snug/study, dining room, conservatory and 21ft Kitchen/breakfast room. On the first floor there is a generous sized main bedroom with en suite bathroom, three further double bedrooms and a family bathroom. The rear gardens offer complete privacy with wide side access leading down to a larger garage with inspection pit. At the front there is an extensive gravel driveway and parking for multiple vehicles.

£900,000 Freehold



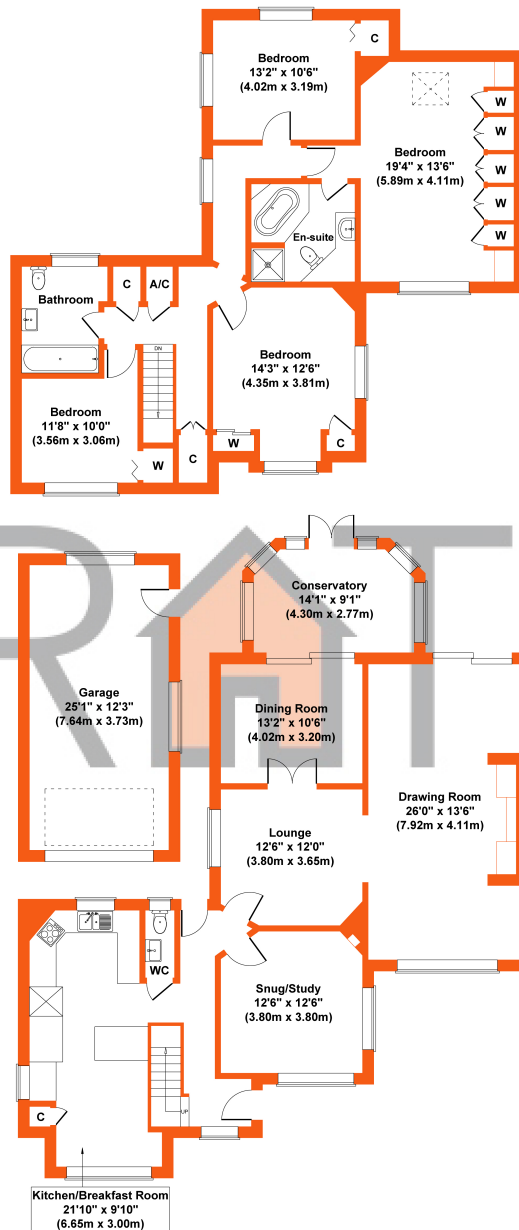


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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Approx. Gross Internal Floor Area 2387 sq. ft. (221.8 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.