

1 Cedars Close, SANDHURST, Berkshire. GU47 8HF.



£520,000 Freehold



Located in a pleasant cul-de-sac of just 8 similar properties, this delightful detached bungalow is brought to the market with NO ONWARD CHAIN. The spacious accommodation comprises of an open plan lounge and dining room, kitchen/breakfast room, conservatory, three double bedrooms, two shower rooms (one en suite) and plenty of storage. Further benefits include a water softener (not tested by agent), gas fired central heating by radiators and sealed unit double glazed leaded light windows.

Outside can be found a detached garage with adjoining workshop, two greenhouses, a timber framed garden shed and a mature, well maintained garden measuring approx. 80' in length.

EPC: D

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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Entrance Hall

Wall mounted radiator, two access points to loft, door to storage cupboard, door to airing cupboard housing copper lagged tank, door to:

Dining Room

16' 0" x 10' 11" (4.88m x 3.33m) Fitted gas fire, radiator, sealed unit double-glazed window to the side, with archway to lounge. Off the dining room is an inner lobby with radiator and leaded light window, with door to the Jack & Jill shower room.

Lounge

15' 6" x 11' 10" (4.72m x 3.61m) Double glazed leaded light window to side elevation, double radiator, fitted coal effect gas fire, patio doors to:

Conservatory

13' 2" x 9' 8" (4.01m x 2.95m) Double radiator, sealed unit double-glazed windows and casement doors leading out onto a paved patio area with steps up to the lawn.

Kitchen/Breakfast Room

10' 10" x 15' 3" (3.30m x 4.65m) 1½ bowl single drainer sink unit set into a tiled worktop, further tiled working surfaces, space and plumbing for washing machine and dishwasher. Potterton gas fired boiler for the central heating system and domestic hot water, range of high and low level units, built-in Hotpoint double oven, Bosch 4 burner gas hob with extractor hood over, separate extractor fan. Sealed unit double-glazed leaded light window and glazed door to the side elevation.

Bedroom 1

10' 0" x 10' 10" (3.05m x 3.30m) Sealed unit double-glazed leaded light window to front elevation, built-in double wardrobe, double radiator, door to:

En Suite Jack & Jill Shower Room

Coloured suite comprising of a fully tiled shower cubicle with folding screen door, hand grip and seat, sealed unit double glazed frosted leaded light window to front, low level wc, pedestal wash basin, wall mounted radiator, extractor fan, strip light with shaver point.

Bedroom 2

10' 10" x 11' 9" (3.30m x 3.58m) Radiator, sealed unit double-glazed leaded light window to the rear elevation.

Bedroom 3

10' 11" x 11' 6" (3.33m x 3.51m) Deep built-in wardrobe, double radiator, sealed unit double glazed leaded light window to the front elevation.

Shower Room

Large tiled shower cubicle with a Triton regulated shower unit with low level glazed screen with door, low flush wc with concealed cistern, wash hand basin with cupboard below, ladder style heated towel rail, strip light with shaver point, extractor fan, fully tiled walls, sealed unit double-glazed frosted leaded light window to side elevation.

OUTSIDE

Rear Garden

Immediately behind the bungalow is a semi-circular paved patio with retaining walls and three steps up to a well kept lawn with pathways. The boundaries are well stocked with mature shrubs, flowers and trees providing a high degree of seclusion. Towards the rear of the garden is a timber garden shed and to one side, along the side access, is a further paved seating area, access to the workshop and garage, two aluminium framed greenhouses and gated access to the front garden.

Front Garden

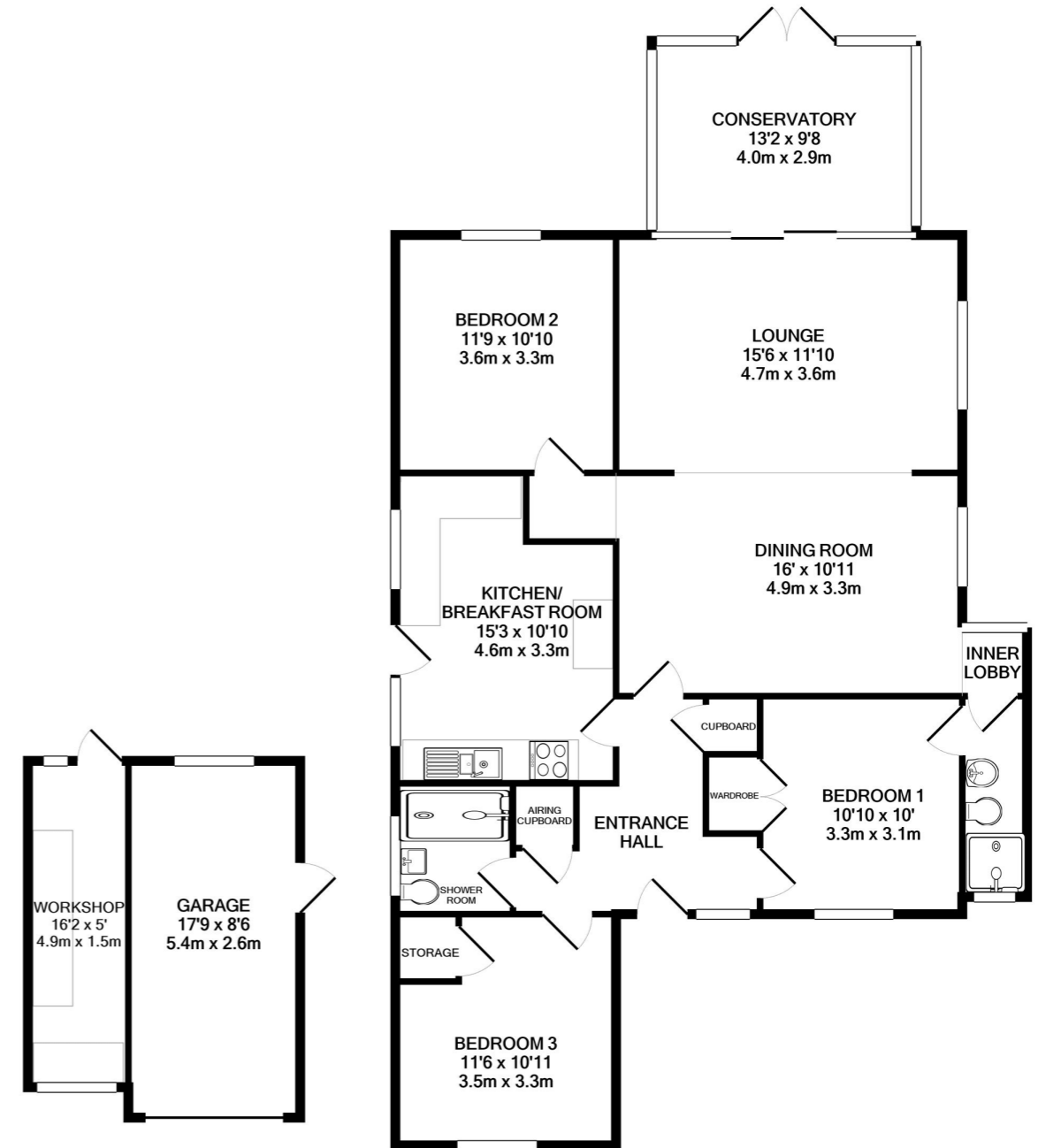
Laid to lawn with pathway, flower and shrub beds and borders, drive to garage providing off road parking.

Detached Garage

8' 5" x 17' 6" (2.57m x 5.33m) With side access door, up and over door to the front, rear aspect window, power and light.

Workshop

5' 0" x 16' 2" (1.52m x 4.93m) Alongside the garage with its own access door, windows to the front and rear, power and light.



TOTAL APPROX. FLOOR AREA 1477 SQ.FT. (137.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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