

Abingdon Road, SANDHURST, Berkshire GU47 9RN

£850,000 Freehold

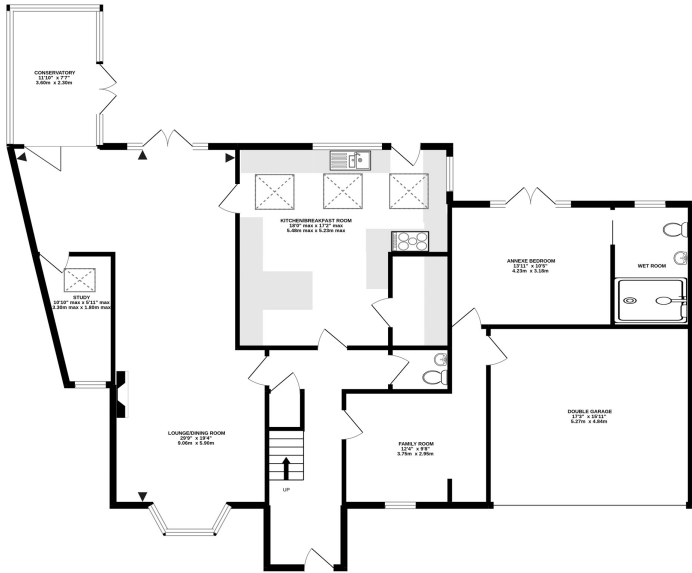
Jigsaw Estates are incredibly excited to present to the market this detached family home offering versatile living accommodation including a spacious 1 Bedroom annexe with a re-fitted wet room and a stunning landscaped rear garden. The property is situated in a quiet residential road on the popular Snaprails Park development within close proximity to local amenities, parks & fields. The property is ideal for a growing family and accommodation comprises four bedrooms on the first floor, a spacious kitchen/breakfast room, living room, dining room, study, family room/gym and a ground floor double bedroom annexe with double doors onto the garden and a re-fitted en-suite wet room. Further benefits include a conservatory overlooking the garden, cloakroom, utility room, en-suite shower room and dressing area to bedroom one, and re-fitted family bathroom. Outside to the rear the current owners have spent a significant amount of time and money completely renovating the garden with a variety of different seating areas & raised borders enclosing the areas of lawn. There is side access and to the front a large in & out driveway enclosed by brickwalling. There is also an integral double garage with power & light. The flexible accommodation make this an ideal home for multi-generational living or working from home where the annexe could be ideally suited to a home office or workspace. Viewings are highly recommended.



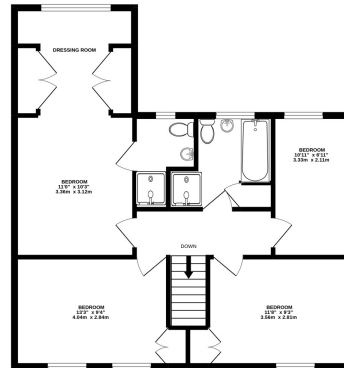
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the

- DETACHED FAMILY HOME
- FOUR/FIVE BEDROOMS DEVELOPEMNT
- KITCHEN/BREAKFAST & UTILITY
- 1 BEDROOM ANNEXE WITH WET ROOM
- DINING ROOM
- LIVING ROOM
- FAMILY ROOM/GYM
- STUDY
- DOUBLE GARAGE
- CONSERVATORY

GROUND FLOOR
1669 sq.ft. (155.1 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 2378 sq.ft. (220.9 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C	72	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

