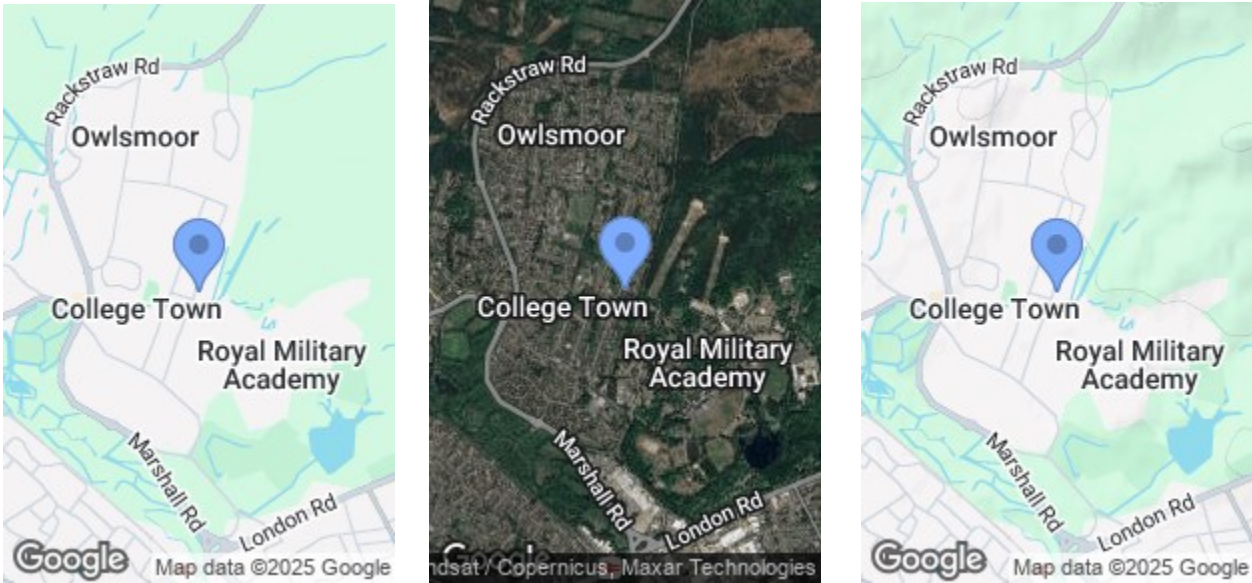




ROAD MAP

HYBRID MAP

TERRAIN MAP



THE CLOSE, SANDHURST GU47
OFFERS IN EXCESS OF £500,000

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (82 plus)		
B (81-81)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	67	80
EU Directive 2002/91/EC		





MAIN FEATURES

- Three Bedroom Detached Home
- No Onward Chain
- Close To Local Amenities
- En Suite To Bedroom One
- Large Living Space
- Garage & Driveway Parking
- Large Conservatory

FULL DETAILS

ENTRANCE HALLWAY

Enter via UPVC double glazed front door and tiled flooring.

WC

Low level WC and wash hand basin.

RECEPTION ROOM

Front aspect, laminate flooring and leading into the;

CONSERVATORY

Rear aspect, laminate flooring and doors leading to the rear garden.

KITCHEN

Range of base and eye level units, tiled between base and eye level units, roll edge work surfaces, stainless steel sink, mixer tap, five ring gas hob with integrated gas oven below, space for under counter dishwasher, space for freestanding fridge freezer and space for under counter washing machine. Wall mounted radiator and door.

FIRST FLOOR LANDING

Carpet flooring and access to loft hatch.

BEDROOM ONE

Front aspect double bedroom, neutrally decorated, carpet flooring and leading to en suite shower room.

BEDROOM TWO

Rear aspect double bedroom, neutrally decorated and carpet flooring.

BEDROOM THREE

Front aspect double bedroom, neutrally decorated and carpet flooring.

BATHROOM

Rear aspect, wash hand basin, low level WC, panel enclosed bath and partly tiled walls .

TO THE REAR

Large enclosed rear garden via panel fencing, mainly laid to lawn with patio area and side access gate.

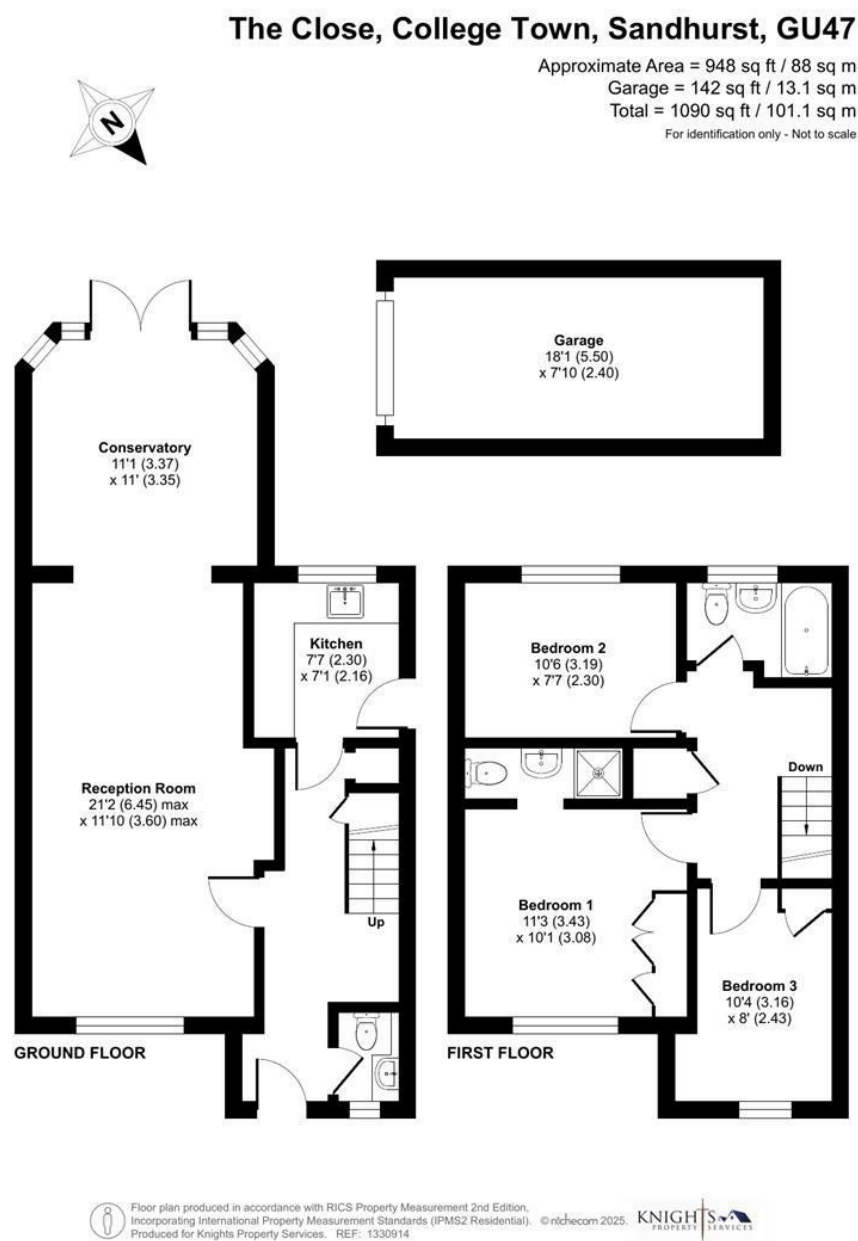
TO THE FRONT

Driveway parking for multiple vehicles.

COUNCIL TAX

Band E.

FLOORPLAN



THE CLOSE, SANDHURST GU47

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Tucked away at the end of a sought-after road in College Town, this beautifully presented detached home offers generous living space, a garden and excellent parking. Recently updated throughout by the current owners, it's ready to move straight into. The ground floor features a welcoming entrance hall, WC, modern kitchen, spacious reception room and a bright conservatory. Upstairs, you'll find three well-proportioned bedrooms, a family bathroom and a stylish en suite to bedroom one. The private rear garden is a real highlight. With side access in front of the garage and direct entry from the conservatory, it boasts a large sun-trap patio, lawned area and a second patio behind the garage — perfect for entertaining. To the front, there's a generous driveway providing parking for several vehicles, plus a shared driveway to the side leading to a single garage.