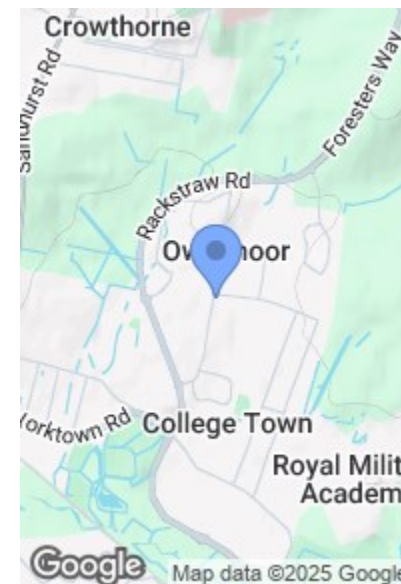


ROAD MAP

HYBRID MAP

TERRAIN MAP



OWLSMOOR ROAD, SANDHURST GU47  
OFFERS IN EXCESS OF £700,000

Camberley 01276 539111  
Email: [enquiries@knightspropertyservices.com](mailto:enquiries@knightspropertyservices.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightspropertyservices.com](http://www.knightspropertyservices.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		







## MAIN FEATURES

- Spacious Detached Property
- Five Bedrooms
- Driveway Parking
- Well Maintained Garden
- Close To Sandhurst's Amenities
- Versatile Living
- Gated Property
- Car Port
- Impressive Bedroom One
- Two Bathrooms & Two Shower Rooms

## FULL DETAILS

### Entrance Hallway

Enter via door and oak flooring. Storage cupboard, understairs storage and stairs leading to bedroom one with en suite.

### Bedroom Five

Dual aspect and engineered flooring.

### Bedroom Three

Front aspect and engineered flooring.

### Bedroom Four

Side aspect and engineered flooring.

### Bathroom

Wash hand basin with storage, low level WC, bath with shower, heated towel rail, vanity mirror, tiled flooring and tiled walls.

### Bedroom Two

Rear aspect, wardrobes and engineered flooring.

### En Suite

Shower cubicle, low level WC, wash hand basin with storage, heated towel rail, tiled flooring and tiled walls.

### Kitchen/Breakfast Room

Range of base and eye level oak units, quartz work surfaces, sink, washer/dryer, dishwasher, Cuisinmaster cooker with gas hob, breakfast bar, partly tiled walls and oak flooring. Doors leading to the garden.

### Living Room

Bi folding doors leading to the garden. Underfloor heating and oak flooring.

### Family Room

Oak flooring and doors leading to the garden. Door leading through to;

### Shower Room

Shower cubicle, low level WC, wash hand basin, tiled flooring and tiled walls.

### Bedroom One

Feature window, storage and cupboard housing the boiler. Velux windows, carpet flooring and door leading through to;

### En Suite

Bath with shower, wash hand basin with storage, low level WC, tiled walls and tiled flooring.

### Garden

Mainly laid to lawn with decking area. Shed and gate leading to the front.

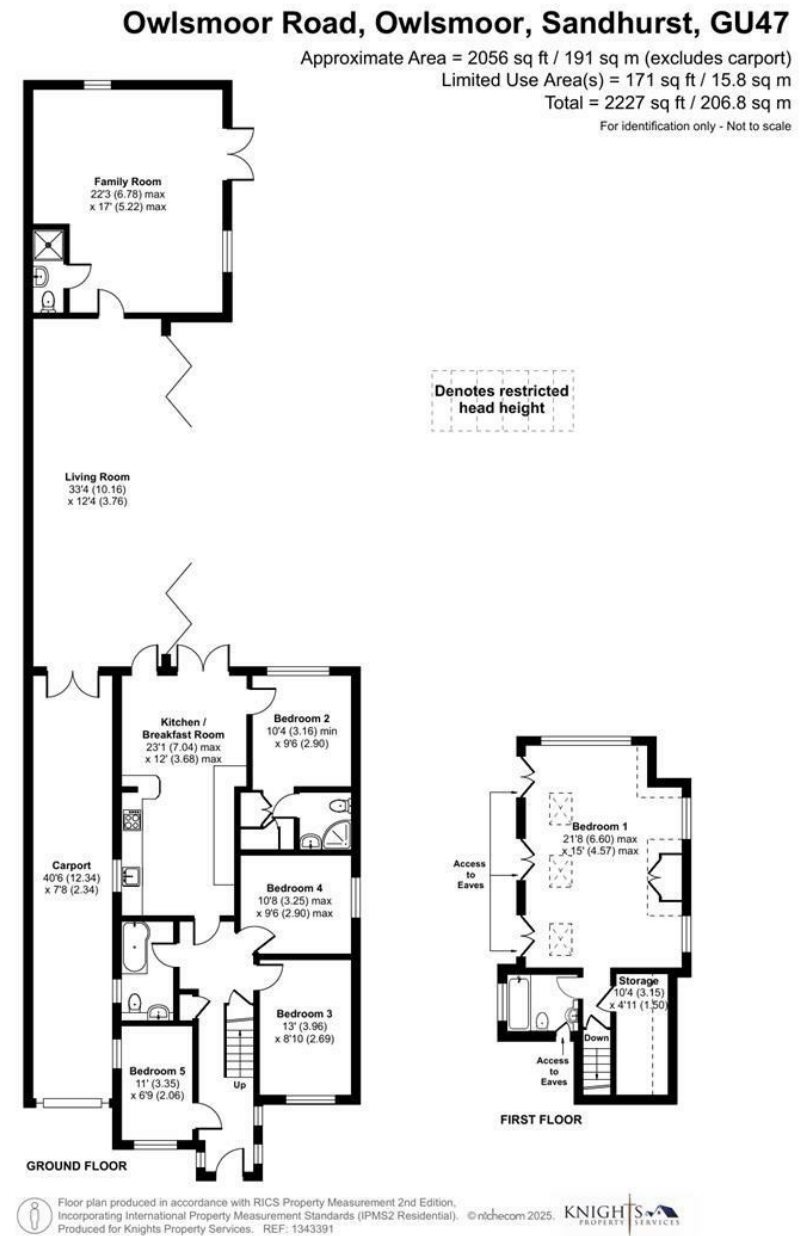
### To The Front

Gated, driveway parking and access to the car port.

### Council Tax

Band E.

## FLOORPLAN



## OWLSMOOR ROAD, SANDHURST GU47

KNIGHTS PROPERTY SERVICES - Knights are very excited to market for sale this impressive and very well presented gated home along Owlsmoor Road. The versatile and substantial ground floor comprising; kitchen/breakfast room, living room, family room with shower room, bathroom and four bedrooms with an en suite to bedroom two. The converted first floor hosts the impressive and vast bedroom one with a newly renovated en suite and plenty of storage.

The garden is equally well maintained and ideal for entertaining. To complete the property there is a car port and driveway parking. The home is ideally situated for Sandhurst's amenities, including the Meadows shopping centre, memorial park and Swinley Forest, in addition to being within close proximity of local schools.