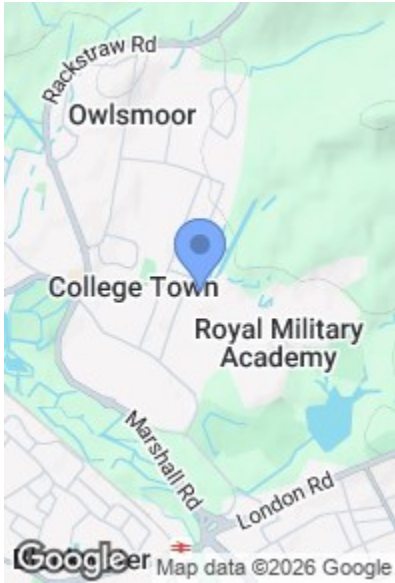


ROAD MAP

HYBRID MAP

TERRAIN MAP



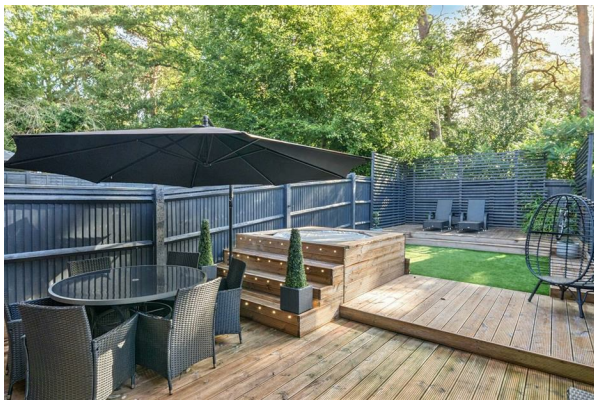
ACADEMY PLACE, SANDHURST GU47
OFFERS IN EXCESS OF £375,000

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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	71	76
EU Directive 2002/91/EC		





MAIN FEATURES

- End Terrace Property
- Two Good-Sized Bedrooms
- Modern Bathroom
- Beautifully Presented
- Cul-De-Sac Setting
- Driveway Parking
- Modern Kitchen
- Landscaped Garden
- Close To Local Amenities & Schools

FULL DETAILS

Entrance Hallway

Enter via door, amtico herringbone flooring and stairs leading to the first floor.

WC

Wash hand basin and low level WC.

Living Room

Front aspect windows with shutters, understairs storage and amtico herringbone flooring.

Kitchen/Dining Room

Range of base and eye level units, quartz work surfaces, sink, oven, microwave, electric hob, extractor fan and space for; fridge/freezer, dishwasher and washing machine. Amtico herringbone flooring and door leading to the landscaped garden.

First Floor Landing

Cupboard and amtico herringbone flooring.

Bedroom One

Front aspect windows with shutters, storage, panelled wall and amtico herringbone flooring.

Bedroom Two

Rear aspect, amtico herringbone flooring and door leading to additional storage.

Bathroom

Bath with shower head and additional shower attachment, wash hand basin with storage below, low level WC, tiled walls and amtico herringbone flooring.

To The Front

Driveway parking, area laid to artificial lawn and planting area.

To The Rear

Landscaped garden comprising; mainly laid to decking, artificial lawned area with a further raised decking area.

Council Tax

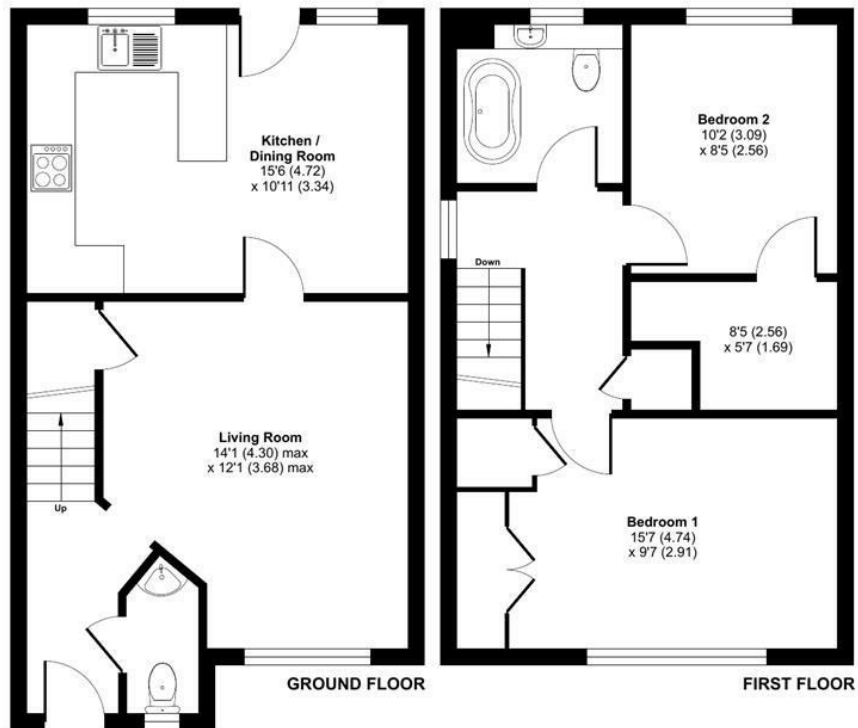
Band C.

FLOORPLAN

Academy Place, College Town, Sandhurst, GU47

Approximate Area = 805 sq ft / 74.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1334255.

ACADEMY PLACE, SANDHURST GU47

KNIGHTS PROPERTY SERVICES - For sale and tucked away in a quiet and pleasant cul-de-sac is this two bedroom home, which offers comfortable living with the convenience of driveway parking. The extremely well presented and modern interior features an open plan kitchen/dining room, a spacious living room, a ground floor WC, two double bedrooms (with additional storage to bedroom two) and a beautifully fitted family bathroom. There is a charming landscaped rear garden, perfect for entertaining. The property, which has been well looked after by the current owner, is ideally situated within walking distance of local schools as well as a good range of local amenities including The Meadows shopping centre. There are also great transport links.