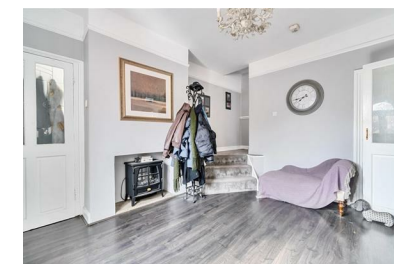


ROAD MAP

HYBRID MAP

TERRAIN MAP



BRANKSOME HILL ROAD, SANDHURST GU47
OFFERS IN EXCESS OF £575,000

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 (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	70	79
EU Directive 2002/91/EC		





MAIN FEATURES

- Well Presented Detached Property
- Four Good-Size Bedrooms
- Sizeable Rear Garden
- Close To Local Amenities
- En Suite & Dressing Room To Bedroom One
- Driveway Parking
- Versatile Living
- Good Transport Links
- Close To Local Schools
- Spacious Entrance Hall

FULL DETAILS

Entrance Hall

Enter via door, understairs storage, laminate flooring and stairs leading to the first floor.

Reception Room

Front aspect, fireplace and laminate flooring.

Kitchen/Breakfast Room

Range of base and eye level units, sink, electric hob, oven/grill, dishwasher and tiled flooring. Door leading to the rear garden.

Utility

Range of base level units and space for; washing machine and tumble dryer.

Family Room

Vaulted ceiling, laminate flooring and doors leading to the rear garden.

WC

Wash hand basin and low level WC.

First Floor Landing

Carpet flooring and storage.

Bedroom One

Rear aspect and carpet flooring. Door leading to dressing room and door leading to;

En Suite

Shower cubicle, low level WC and wash hand basin.

Bedroom Two

Front aspect, wardobes and carpet flooring.

Bedroom Three

Front aspect and laminate flooring.

Bedroom Four

Storage and laminate flooring.

Bathroom

Bath, low level WC, wash hand basin, tiled flooring and partly tiled walls.

To The Front

Driveway parking.

Garage

Up and over door.

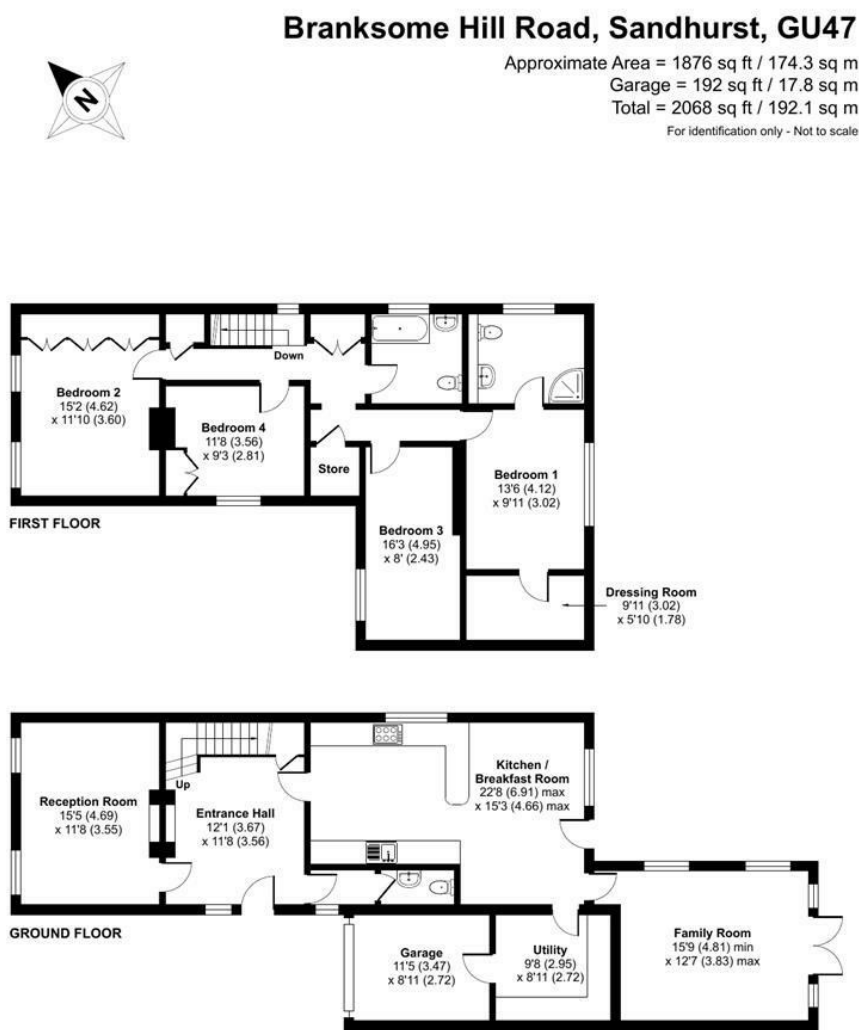
To The Rear

Mainly laid to lawn with a shingled area and a range of mature planting.

Council Tax

Band F.

FLOORPLAN



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: 1279388

BRANKSOME HILL ROAD, SANDHURST GU47

KNIGHTS PROPERTY SERVICES - For sale is this spacious and well presented detached home along Branksome Hill Road. The ground floor comprising; spacious entrance hall, modern kitchen/breakfast room, family room, reception room, along with a convenient WC. To the first floor there is a bathroom and four good-size bedrooms, offering plenty of space, in addition to an en suite and dressing room to bedroom one. The rear portion of the garage has been cleverly converted into a utility. The property further boasts driveway parking and a sizeable rear garden. Sandhurst has a wide range of amenities from the Meadows shopping centre, to the Memorial park and Swinley Forest. It is also ideally situated for great commuter links as well as a good selection of local schools.