



ROAD MAP

HYBRID MAP

TERRAIN MAP



DRAGONFLY CHASE, SANDHURST GU47
OFFERS IN EXCESS OF £500,000

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
91-95	A	94	95
81-90	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





MAIN FEATURES

- No Onward Chain
- Detached Property
- Very Well Presented
- Three Good-Size Bedrooms
- Close To Local Amenities
- Garage & Driveway Parking
- En Suite To Bedroom One
- Wrap-Around Garden
- Good Transport Links

FULL DETAILS

Entrance Hallway

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

Kitchen/Breakfast Room

15'6 x 9'4 (4.72m x 2.84m)

Range of base and eye level units, hob, oven, extractor hood, sink, fridge/freezer, dishwasher and space for; washing machine. Laminate flooring.

Living Room

15'6 x 11'4 (4.72m x 3.45m)

Laminate flooring and doors leading to the well maintained garden.

WC

Low level WC and wash hand basin.

First Floor Landing

Carpet flooring.

Bedroom One

11'0 x 9'5 (3.35m x 2.87m)

Double bedroom, mirrored wardrobe, carpet flooring and door leading through to;

En Suite

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

Bedroom Two

11'3 x 8'3 (3.43m x 2.51m)

Double bedroom and carpet flooring.

Bedroom Three

11'5 x 7'0 (3.48m x 2.13m)

Carpet flooring.

Bathroom

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

To The Front

Driveway parking and access to the garage.

To The Rear

Mainly laid to lawn.

Council Tax

Band E.

FLOORPLAN

Dragonfly Chase, Sandhurst, GU47

Approximate Area = 862 sq ft / 80 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. REF: 1249494

DRAGONFLY CHASE, SANDHURST GU47

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** For sale is this very well presented detached property, occupying a corner plot position on the ever sought-after Sandhurst Gardens development. The modern home, which is being sold with no onward chain, boasts an open plan kitchen/breakfast room, spacious living room with access on to the garden and a ground floor WC. To the first floor there is a bathroom and three good-size bedrooms with an en suite to bedroom one. In addition to a good-size wrap-around garden, the home comes with a garage and driveway parking. 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.