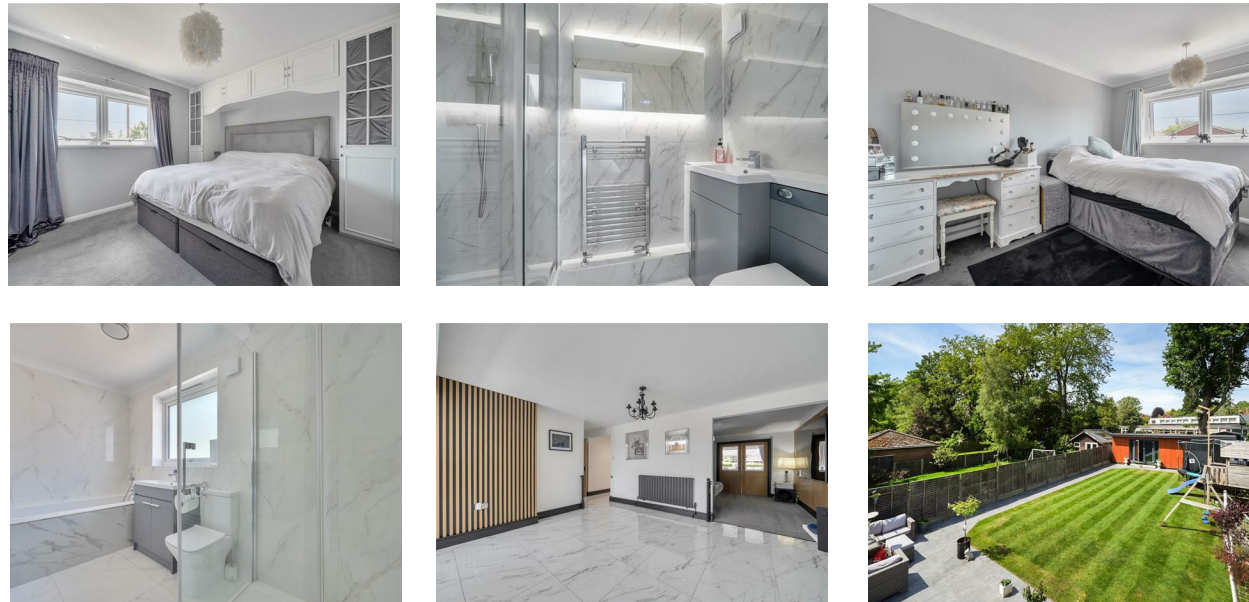
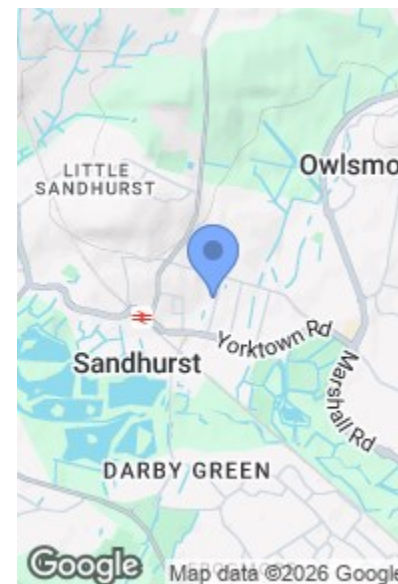




ROAD MAP

HYBRID MAP

TERRAIN MAP



ALBION ROAD, SANDHURST GU47
OFFERS IN EXCESS OF £750,000

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 (81-82)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	61	81
EU Directive 2002/91/EC		





MAIN FEATURES

- Stunning Detached Property
- Four Bedrooms
- Four Reception Areas
- Very Spacious Bar/Studio With Store
- En Suite To Bedroom One
- Extensive Renovation Work Completed
- Open Plan Kitchen/Dining Room
- Sizeable & Landscaped Rear Garden
- Beautifully Presented
- Driveway Parking

FULL DETAILS

Entrance Hallway

Enter via front door and porcelain tiled flooring.

Study

Front aspect and porcelain tiled flooring.

Utility

Range of base level units, boiler and space for; washing machine and tumble dryer. Porcelain tiled flooring.

WC

Wash hand basin, low level WC and porcelain tiled walls and flooring.

Kitchen/Dining Room

Open plan with a range of base and eye level units, quartz work surfaces, double oven, FlameSelect gas hob, extractor fan, dishwasher, fridge/freezer, wine cooler, sink and central island. Feature panelled wall and porcelain tiled flooring. Lantern roof with UV reflective glass and bi-folding door leading to the landscaped garden.

Living Room

Feature panelled wall, carpet flooring and doors leading to the;

Family Room

Front aspect and luxury vinyl tile flooring.

First Floor Landing

Carpet flooring and access to the fully boarded loft with ladder and lighting.

Bedroom One

Front aspect, bespoke made storage and carpet flooring. Door leading through to the;

En Suite

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

Bedroom Two

Front aspect and carpet flooring.

Bedroom Three

Rear aspect and carpet flooring.

Bedroom Four

Rear aspect and carpet flooring.

Bathroom

Bath, walk-in shower, wash hand basin with storage below, low level WC, heated towel rail and porcelain tiled walls and flooring.

To The Front

Driveway parking and side access to the rear of the property.

To The Rear

Sizeable landscaped garden which is mainly laid to lawn with patio area. Path leading to the;

Bar/Studio

Built four years ago. Power, lighting, double glazing, bar and laminate flooring.

Council Tax

Band E.

FLOORPLAN

Albion Road, Sandhurst, GU47

Approximate Area = 1710 sq ft / 158.8 sq m

Bar / Studio = 427 sq ft / 39.6 sq m

Store = 149 sq ft / 13.8 sq m

Total = 2286 sq ft / 212.2 sq m

For identification only - Not to scale



ALBION ROAD, SANDHURST GU47

KNIGHTS PROPERTY SERVICES - Nestled on Albion Road in Sandhurst is this impressive four bedroom detached house now available for sale, which has had extensive renovation work completed. This property is perfect for families seeking both space and modern living. Located just a stone's throw from the highly regarded Uplands school, it offers an ideal setting for those with children. Upon entering, you will be greeted by a spacious ground floor that features an extended open plan kitchen/dining room, which serves as a real focal point of this stunning home. The bi-folding door seamlessly connects the interior to a beautifully designed landscaped garden, creating a perfect environment for entertaining or relaxing. Additionally, the ground floor includes a living room, family room, study, utility and a WC, ensuring ample space for all your needs. The first floor continues to impress with four well-proportioned bedrooms, including an en suite to bedroom one and a four piece bathroom. The property has been meticulously maintained and improved by the current owners, showcasing exceptional internal and external spaces. The landscaped rear garden features a versatile bar/studio, along with additional storage currently utilised as a workshop. The driveway at the front of the property offers ample parking, with side access measuring 1.2 metres wide. Foundations are in place for potential extension STPP. Sandhurst is well-equipped with a variety of amenities, including The Meadows shopping centre, Memorial Park and Swinley Forest. This stunning home is a must-see, and we highly recommend scheduling a viewing to fully appreciate all it has to offer.