



Selbon

Simply Different

Maple Close, Sandhurst,
Berkshire, GU47 8HX

Offers in excess of £750,000 Freehold

5 3 2 B

01252 979300

Selbonproperty.co.uk

- Modern Detached Family Home
- Bay Fronted Lounge & Dining Room
- 5 Bedrooms With 2 En Suites & Family Bathroom
- Enclosed Recently Landscaped Rear Garden
- Secluded Plot In Private Driveway
- Entrance Hall & Cloakroom
- Large 'L' Shaped Kitchen/Breakfast Room & Utility Room
- Gas Central Heating & Double Glazed Windows
- Integral Garage (Partly Converted To Utility Room)
- Must Be Viewed

Selbon Estate Agents are delighted to offer this detached family home to the market, built in 2008 by 'Cardale Homes' to a high specification and situated in a private driveway position at the end of a cul de sac, on the Sandhurst and Little Sandhurst borders.,

This modern family home spread over 3 floors, offers spacious and versatile accommodation, ideal for those who are looking for modern day living and the opportunity to work from home.

Accessed via the private brick block driveway, there is a covered entrance with a double glazed front door, leading to the bright entrance hall with stairs to the first floor landing and doors leading to the lounge, kitchen/breakfast room and a downstairs cloakroom with a white suite.

There is a 17ft bay fronted lounge with double doors leading to the 14ft dining room which has a door to the kitchen/breakfast room and double glazed sliding patio doors to the rear garden. The 18ft 'L' shaped kitchen/breakfast room has an extensive range of work surfaces, storage units, ample work surfaces including a breakfast bar, doors leading to the rear garden and the utility room (partly converted from the garage).

The first floor boasts a good size landing, a main bedroom with fitted wardrobes and an en suite shower room, bedroom 2 & 3 are double rooms with built in wardrobes, bedroom 4/study and a larger than average modern bathroom.

There are stairs leading to a second floor landing, currently used as a seating area with eaves storage space and a door leading to bedroom 5, which is a large double room with an en suite shower room.

The property further benefits from gas central heating, double glazed windows, an enclosed recently landscaped rear garden, a single integral garage (9ft remaining for storage, rest converted to utility room), and a brick block driveway for several cars.

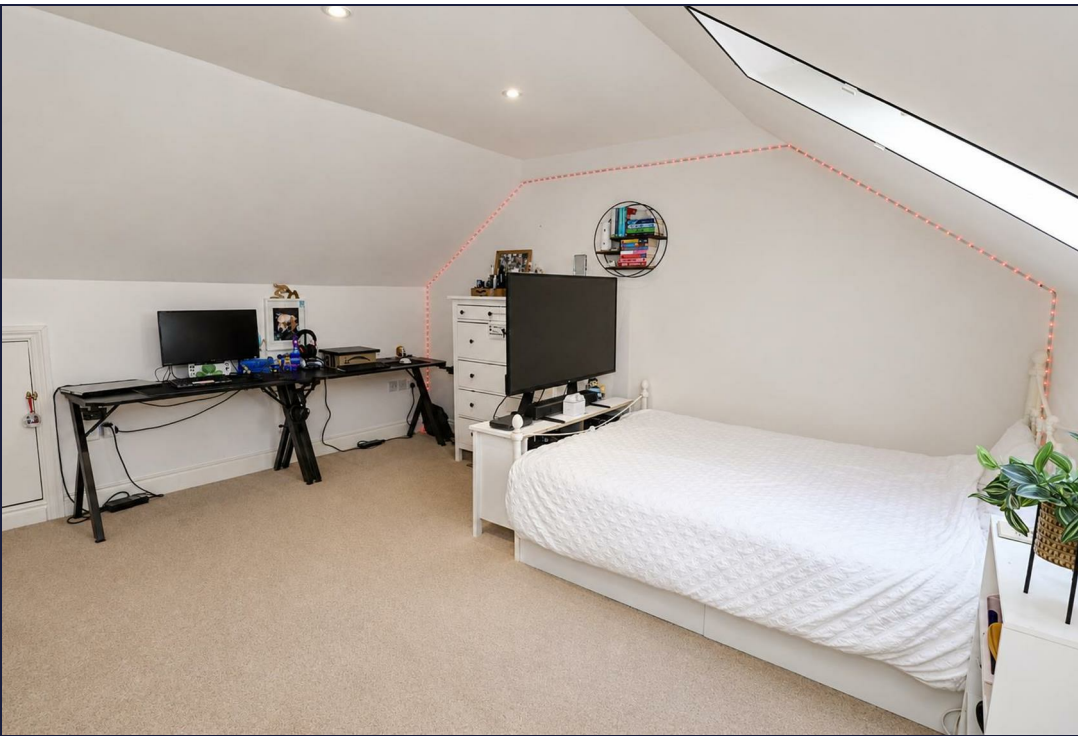
In accordance with section 21 of the 1979 estate agents act, we declare the vendors of the home, are relatives of the directors of Selbon Estate Agents.



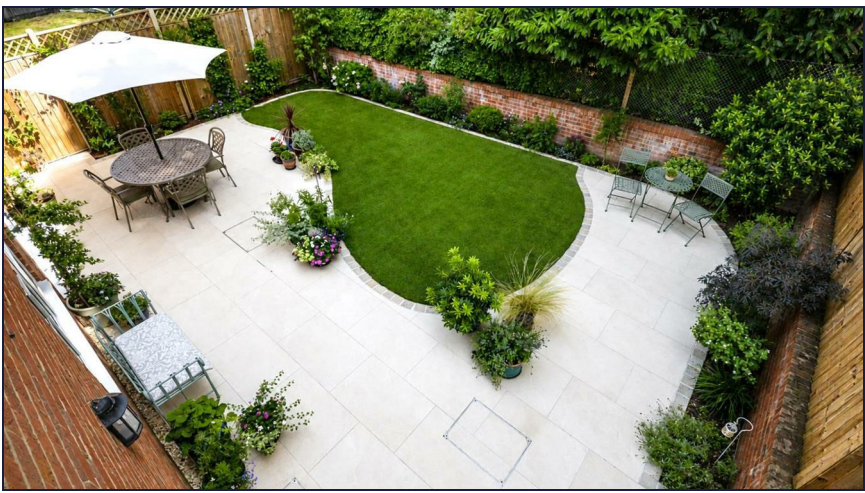






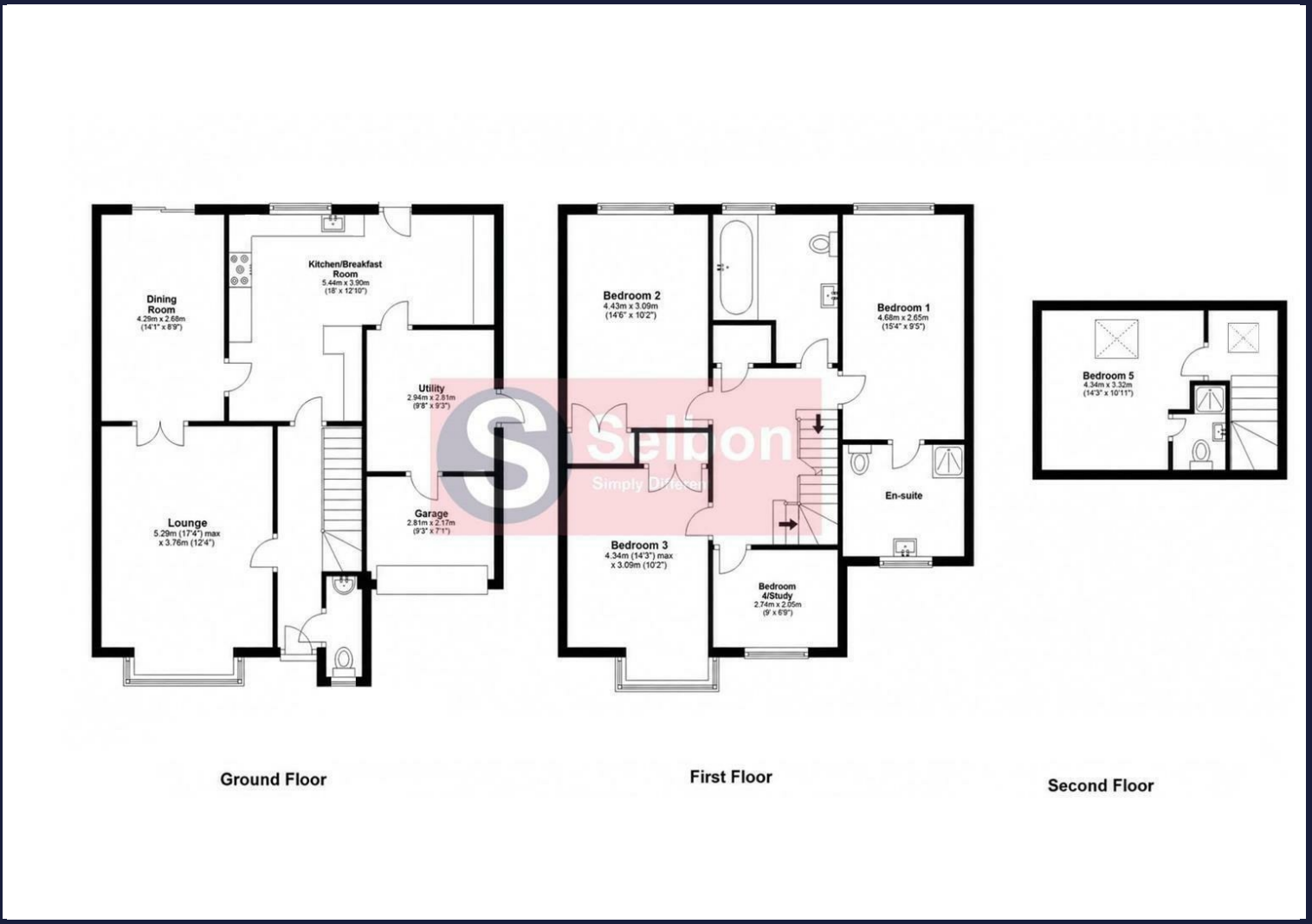








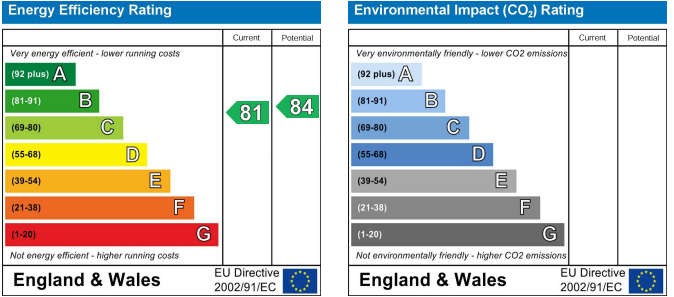
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: F

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.