



**Selbon**

Residential sales & lettings

Hexham Close, Owlsmoor, Sandhurst,  
Berkshire, GU47 0QP

Offers over £300,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Sought After Location
- Ideal First Time Purchase
- Enclosed Garden
- Generous Living Room
- Cul-De-Sac Location
- Allocated Parking
- Ideal Investment Property
- Kitchen
- Downstairs W/C
- Close to Local Shops

Selbon Estate Agents are delighted to offer to the market this two-bedroom back-to-back home which is situated within a cul-de-sac location on the popular Heath Park development. Benefits to this property include an enclosed garden, allocated parking and this property would make an ideal first time or investment purchase.

The accommodation offers an entrance hall with a downstairs W/C which opens into the generous living/dining room. The kitchen offers space for a range of appliances and plenty of storage. Upstairs you will find two bedrooms with the main bedroom offering built in wardrobes.

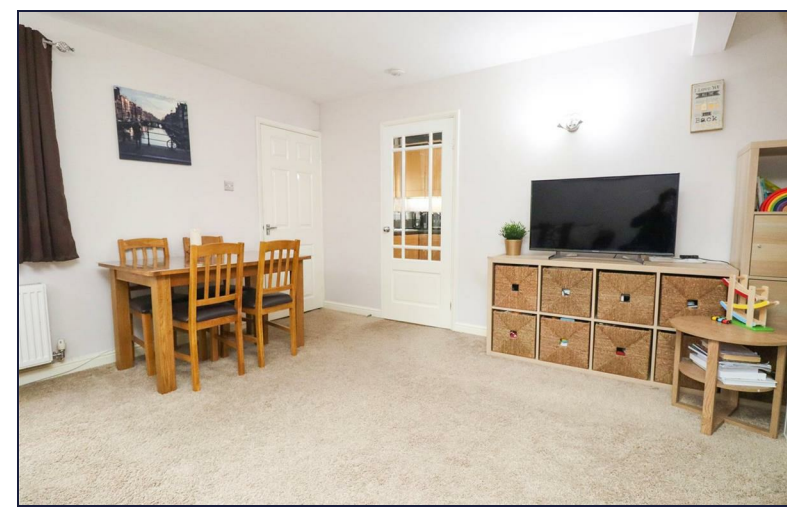
The accommodation on the first floor is finished with the main bathroom which offers a sink, toilet and bath with shower overhead.

Outside the garden has been landscaped and offers a generous space with excellent privacy. Outside the back of the property is a patio area which is ideal for alfresco dining and direct access to the allocated parking which also offers plenty of space for visitors.

Closeby Meadows Shopping Centre offers major stores such as Tesco and M&S for everyday needs.

The surrounding neighbourhood is well served by a range of schools, including primary options like Uplands Primary and New Scotland Hill Primary, as well as the respected Wellington College Prep (formerly Eagle House School) for younger children, with other secondary and independent options within easy reach.

Sandhurst railway station is a short distance away and provides regular services on the North Downs Line to Reading, Guildford and Gatwick Airport, while road connections via the A30 and nearby M3 make commuting by car straightforward. For outdoor enthusiasts, the area's leafy surroundings—including local parks and nature reserves such as Wildmoor Heath and Ambarrow Court.

















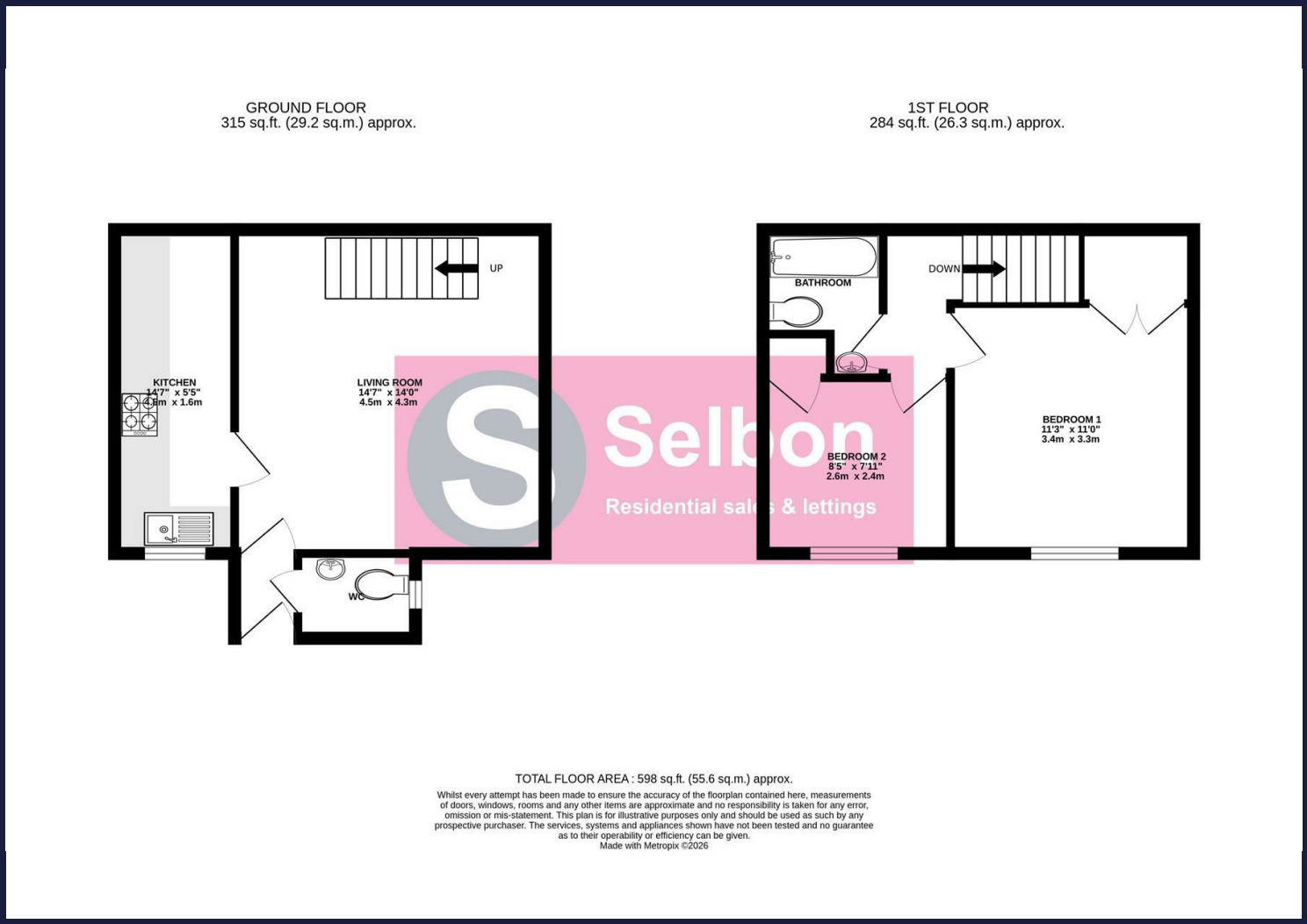








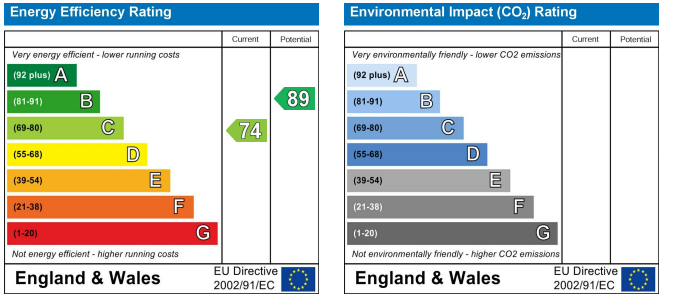
Floor Plans



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

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Council Tax Band: C