



- 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

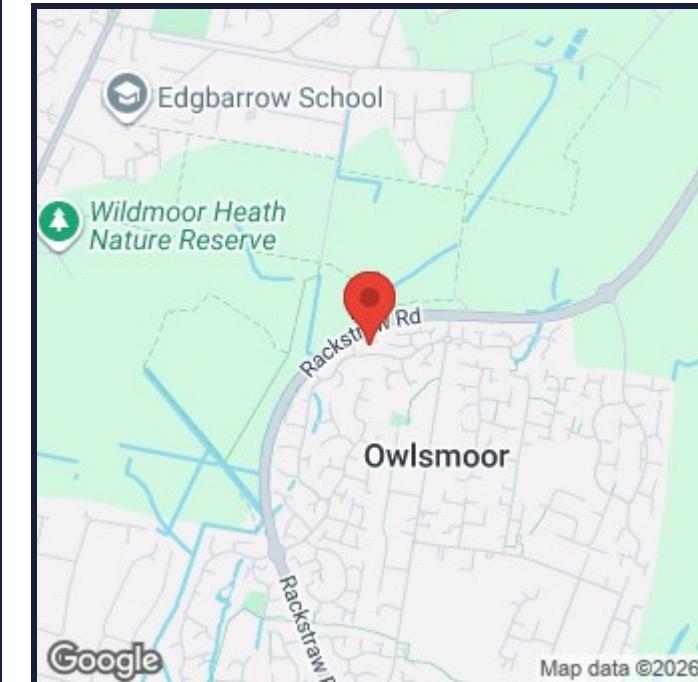


TOTAL FLOOR AREA : 598 sq.ft. (55.6 sq.m.) approx.

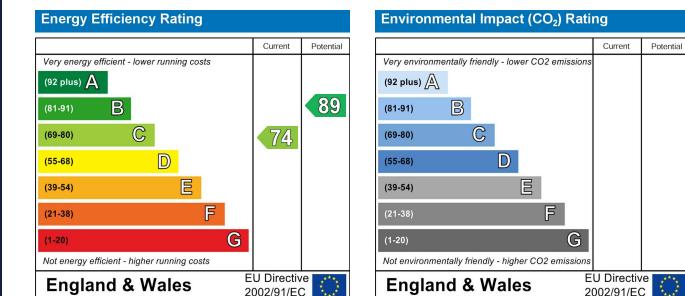
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

## 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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). 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.

## Council Tax Band: C

### Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk