



**52, Caves Farm Close
Sandhurst
Berkshire, GU47 8EA**

£435,000 Freehold



Presented in immaculate order throughout and located at the head of the cul-de-sac, a desirable three bedroom semi detached home which has been significantly improved by the current owner. The accommodation comprises an entrance hallway, a living room with a stylish modern electric fire, a beautiful refitted contemporary kitchen and a sizable uPVC conservatory which is used as a dining room. Upstairs you will find a good sized master bedroom with fitted wardrobes, two further bedrooms and a family shower room.

- Desirable cul-de-sac location
- Spacious uPVC conservatory
- Enclosed and secluded rear garden
- Stunning refitted kitchen
- Sizeable master bedroom with fitted wardrobes
- Driveway parking and single garage

Outside, there is a block paved drive leading to the single garage with light and power, the remainder of the frontage is enclosed by a painted low level brick wall and is laid to gravel with shrubbery . The rear garden is fully panel fence enclosed with a good sized patio and the remainder laid to lawn with raised bedding borders.

Caves Farm Close is a popular cul-de-sac, with his particular home being positioned right at the very end of the cul-de-sac. Sandhurst Train Station is only a short walk away, as is the local shopping parade and public houses. Horseshoe Lake Activity Centre, Ambarrow Woods and Sandhurst Memorial Park are also within easy reach. St Michaels C. of E. School is also located within walking distance from the property.

Council Tax Band: D
Local Authority: Bracknell Forest Council
Energy Performance Rating: D





Floorplan

Denotes restricted
head height

Caves Farm Close, Sandhurst

Approximate Area = 929 sq ft / 86.3 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1096 sq ft / 101.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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Ref: 18277416 | Folio: C5911 | 13th June 2025