



8, Scotland Hill  
Sandhurst  
Berkshire, GU47 8JR

**£440,000 Freehold**





Offered to the market with no onward chain and situated in the desirable area of Scotland Hill, an extended semi detached home which benefits from sizeable accommodation and a generous plot to the front and rear. Accommodation comprises an entrance porch and hall, a generous sized living/dining room which leads to the uPVC built conservatory. There is a fitted kitchen, separate utility room, shower room and a basic lean to. Upstairs there is a spacious master bedroom with access to the study which could be used as a dressing room, three further bedrooms and a family bathroom.

- Desirable non estate location
- c.100' rear garden
- Single garage
- No onward chain
- Ample driveway parking
- Close to local shops and station

To the front is a sizeable tarmacadam and gravel driveway providing parking for several vehicles which leads to the single garage with light, power and internal access to the home. The sizeable rear garden measure approximately 100' in length with a patio and the remainder laid to lawn. There is a timber built shed and mature borders.

Scotland Hill is a favoured area of Sandhurst providing easy access to Sandhurst train station which is only a few minutes' walk away. Sandhurst High Street with a good variety of shops, cafes, pubs and eateries and the York Town Road shopping parade are also within an easy stroll. Sandhurst Memorial Park, Yateley lakes and Swan Lake Park and Shepherds Meadow are also within easy reach making ideal places to walk or cycle.

Council Tax Band: D (Subject to change)  
Local Authority: Bracknell Forest Council  
Energy Performance Rating: D





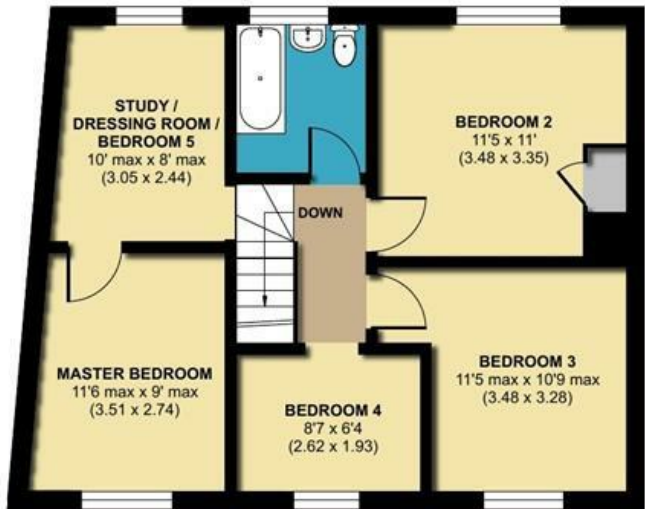




Scotland Hill, Sandhurst

Approximate Area = 1314 sq ft / 122.1 sq m (includes attached garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1179339

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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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