



**Chartier, Hancombe Road
Sandhurst
Berkshire, GU47 8NP**

OIEO £400,000 Freehold



An immaculately presented two bedroom detached bungalow situated down a quiet unmade road just off the High Street in the desirable Little Sandhurst area. The property enjoys pleasant views from the front as it is slightly elevated on Hamcombe Road. Accommodation comprises an entrance hallway, a lovely kitchen with integrated appliances, a modern shower room, a lounge/dining room enjoying views over the private well-tended rear garden, a sizeable master bedroom and a guest bedroom. There is a single garage in a block and space outside to park two vehicles in tandem. The property has been meticulously maintained by the current owners and viewings are highly recommended.

- Lounge/dining room
- Gas radiator heating system
- Garage and parking
- Kitchen with integrated appliances
- uPVC double glazed windows and doors
- Private well tended rear garden

The bungalow is slightly raised on Hamcombe Road with a pathway leading from the parking area where there is a single garage in a block and the vendor has informed us you can park up to two vehicles in front of the garage. The rear garden offers a high degree of seclusion and has been well cared for by the current owner. It offers two patios to ensure you can catch the sun throughout the day and a well tended lawn and borders filled with mature shrubs and flowers. Additional features include a timber shed, a separate storage locker, and gated side access to the front.

Situated down a pleasant unmade road, a desirable detached property situated in Little Sandhurst which is midway between the villages of Crowthorne and Sandhurst with their associated shops, eateries and general amenities with the popular Wildmoor Heath Nature Reserve only about half of a mile away. Sandhurst train station is also within walking distance.

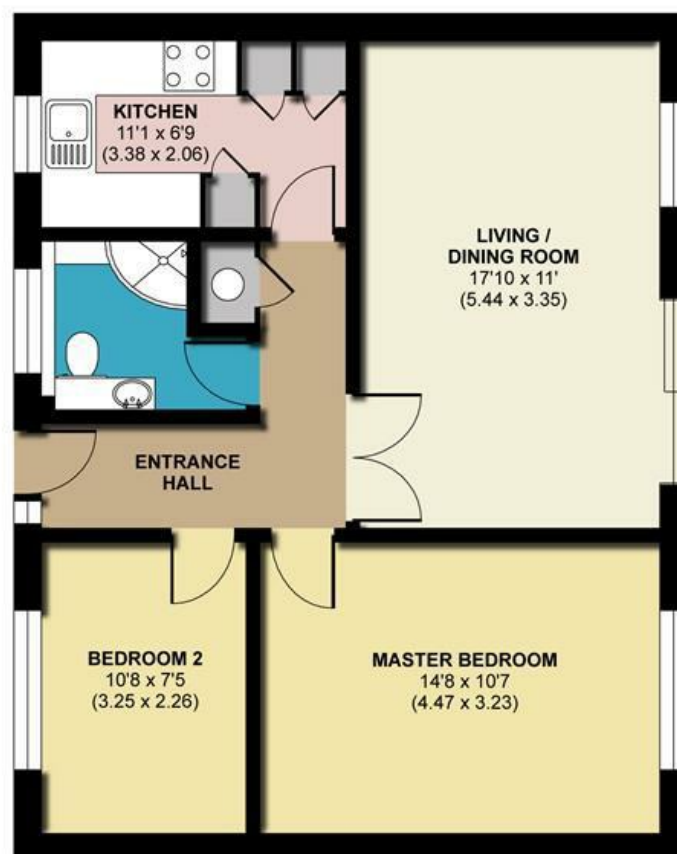
Council Tax Band: D
Local Authority: Bracknell Forest Borough Council
Energy Performance Rating: C





Hancombe Road, Sandhurst

APPROX. GROSS INTERNAL FLOOR AREA 657 SQ FT 61 SQ METRES (EXCLUDES GARAGE)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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