



**Talavera, 24b, Wellington Road,
Sandhurst,
Berkshire, GU47 9AN**

£640,000 Freehold



A superbly presented, extended family home in a delightful location in one of Sandhurst's most sought after roads. This property offers generous sized accommodation with four bedrooms, an en suite to the main bedroom, and a family bathroom. The ground floor features two separate reception rooms, an extended kitchen/breakfast room, and a cloakroom. Perfectly situated for families, the property is also within the highly sought after catchment area for local primary and secondary schools.

- An extended, well presented detached family home
- Four bedrooms plus en suite to master bedroom
- Two separate reception rooms
- Highly sought after residential location
- Extended kitchen/breakfast room
- Within a short walk of village shops and amenities

The property occupies a quiet location with driveway parking to the front, a garage and then side access to a pleasant rear garden enjoying a great deal of privacy.

Wellington Road is located within a short walk of the village shops and other important amenities including bus services, parks and Sandhurst railway station. Also the position of the house provides easy access to the M3 motorway which is approximately 5 minutes drive away. Furthermore, the house is in a highly sought after catchment area for primary and secondary school education.

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





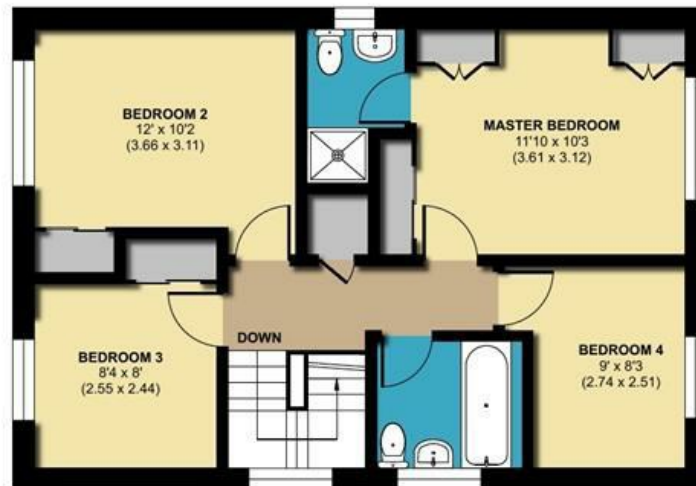
Wellington Road, Sandhurst

Approximate Area = 1290 sq ft / 119.8 sq m

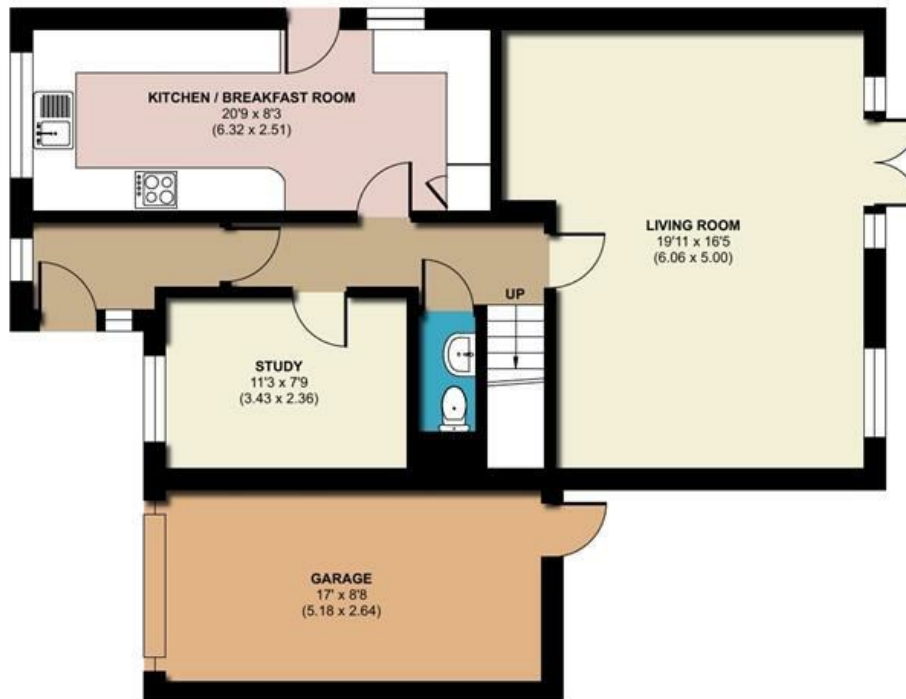
Garage = 147 sq ft / 13.6 sq m

Total = 1437 sq ft / 133.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1465574

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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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