MICHAEL HARDY
SALES & LETTING



12, Sandy Lane,
Sandhurst,
Berkshire, GU47 8NL

OIEO £400,000 Freehold





Offered to the market with no onward chain and located a desirable road in Little Sandhurst, a three bedroom end of terrace home with the added benefit of a private rear garden. The accommodation comprises an entrance hallway, cloakroom, a front aspect living room with bay window, and a spacious modern kitchen/breakfast room. Upstairs you will find three well proportioned bedrooms, and a family bathroom. The property further benefits from an allocated parking space to the rear of the property.

- Three bedroom end terrace home
- Modern kitchen/breakfast room
- Front and rear gardens
- Living room with bay window
- Cloakroom
- No onward chain

The frontage is mainly laid to lawn with a courtesy path leading to the front door. The enclosed rear garden benefits from gated access with a patio area stepping up to an earlier mainly laid to lawn with a further rear patio. The garden offers a good degree of privacy. There is an allocated parking space to the rear of the property.

Little Sandhurst is located 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. Also within walking distance is the New Scotland Hill Primary School.

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









Floorplan

Sandy Lane, Sandhurst

Approximate Area = 943 sq ft / 87.6 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 2026. Produced for Michael Hardy. REF: 1501739

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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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