



5, Yale Close
Sandhurst
Berkshire, GU47 0UJ

£350,000 Freehold



Offered to the market with no onward chain, a rarely available two bedroom bungalow benefiting from a single garage and driveway parking. Accommodation comprises an entrance hallway, 17' living/dining room, kitchen, two bedrooms and a family bathroom. The property would make an ideal first purchase, investment or downsize.

- Vacant possession
- Living/dining room
- Garage and driveway parking
- Two bedrooms
- Private enclosed rear garden
- Easy access to local woodland

Located on a corner plot in a cul-de-sac setting, the property benefits from a block paved driveway leading to the detached single garage with the remainder of the frontage laid to lawn. Gated side access leads to the rear fully enclosed garden which benefits from a patio with the remainder laid to lawn, extending behind the single garage.

Ideally located approximately mid-way between Crowthorne and Sandhurst. Yale Close is conveniently situated within close proximity of schools at all levels and local shops and amenities. There are many pleasant woodland walks nearby and Swinley Forest is also within easy access, providing a great recreational space for walkers and cyclists. The Meadows shopping centre is also within easy reach as is the neighbouring town of Camberley.

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





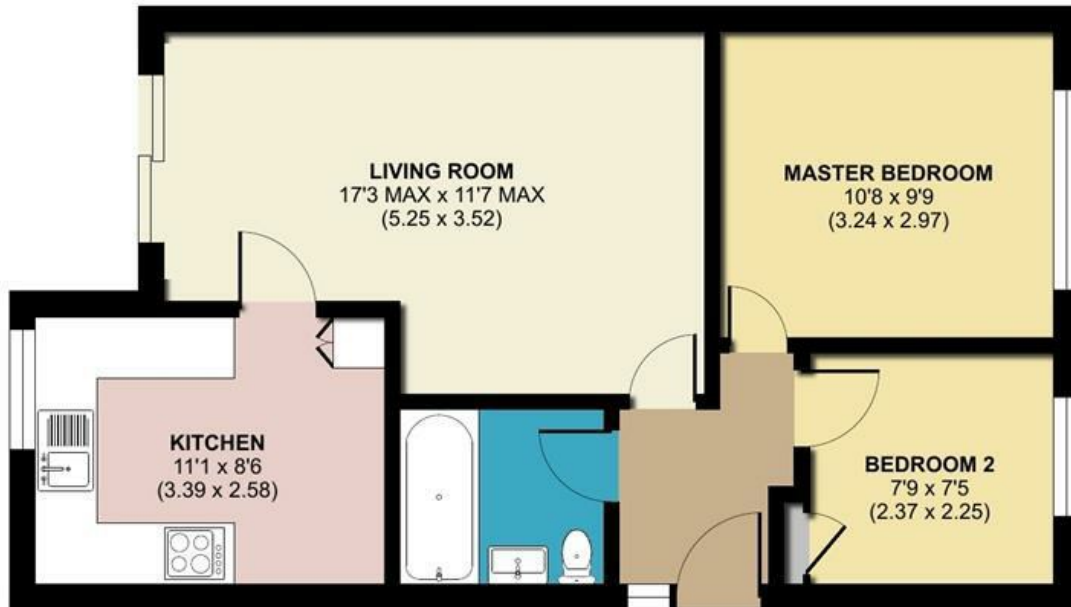
Yale Close, Sandhurst

Approximate Area = 534 sq ft / 49.6 sq m

Garage = 140 sq ft / 13 sq m

Total = 674 sq ft / 62.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1264433

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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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