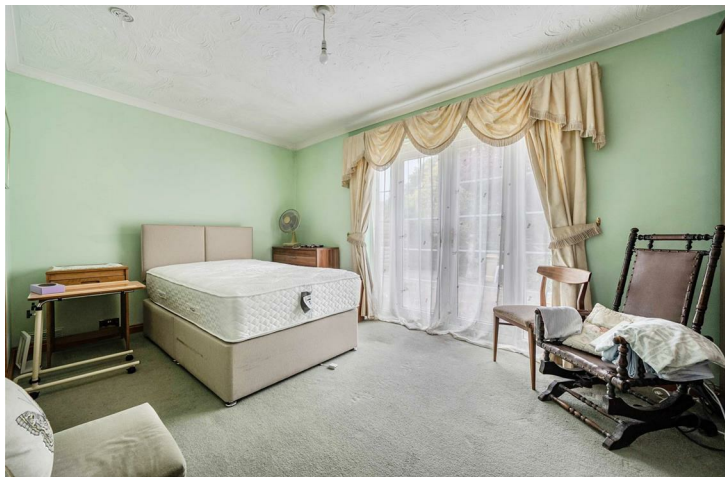




**171, Branksome Hill Road  
Sandhurst  
Berkshire, GU47 0QQ**

**£525,000 Freehold**



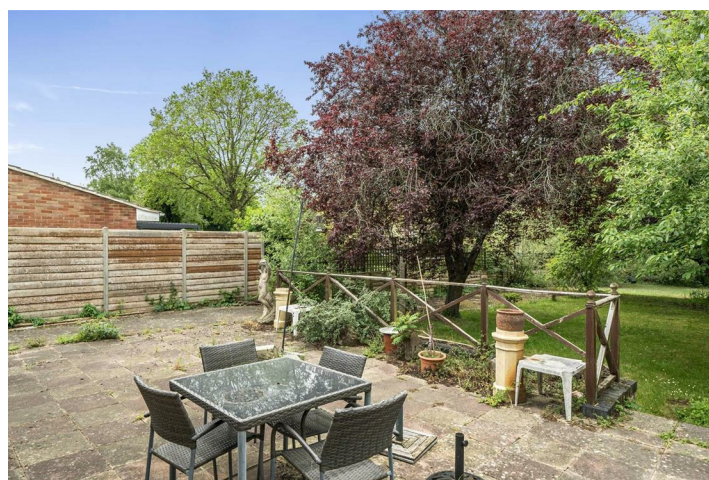
Offered to the market with no onward chain, a detached bungalow located in a non-estate setting which offers scope for improvement and extension subject to the usual planning permissions. The accommodation comprises an entrance porch, entrance hallway, a living room with bay window, kitchen with a separate dining room, a master bedroom with ensuite shower room, two further well-proportioned bedrooms and a family bathroom. The property benefits from driveway parking and a sizeable rear garden measuring approximately 140ft.

- Vacant possession
- Scope for improvement & extension STPP
- Driveway parking
- Three bedrooms & two receptions
- Rear garden measuring c.140ft in length
- Non estate location

The front of the property is enclosed by a low-level wall, with driveway parking for numerous vehicles. Side access leads to the sizeable c.140ft rear garden which has a good sized patio with steps down to the lawn and a ramp to a further hard standing area. There is mature foliage and a timber built shed to the rear.

Situated in this popular non-estate location in the village of Sandhurst and within easy reach of neighbouring Camberley and Crowthorne, Branksome Hill Road is a desirable location with a variety of shops, eateries and the Meadows Superstore all within close proximity. There are also many pleasant woodland walks in the village of Sandhurst to include Shepherd Meadow and the ever-popular Swinley Forest which is also within easy access providing a great recreational space for walkers and cyclists.

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

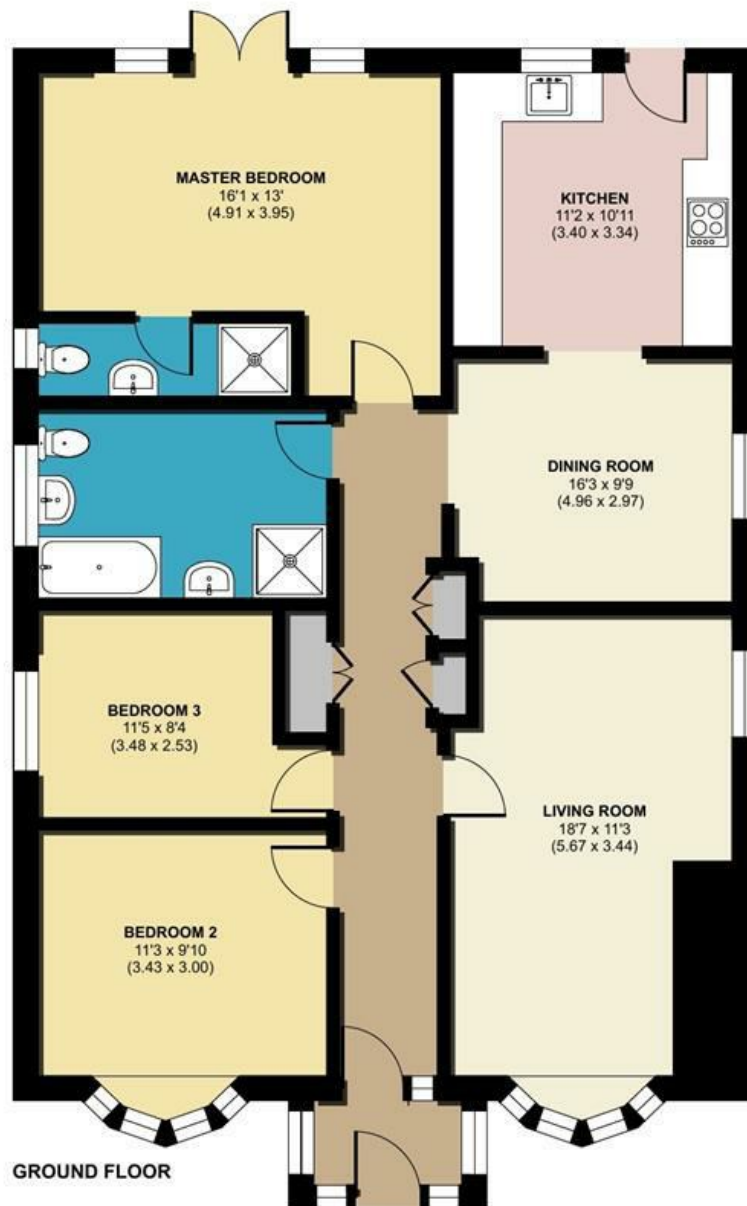




## Branksome Hill Road, College Town, Sandhurst

Approximate Area = 1134 sq ft / 105.3 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: 1455033

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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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