



Cheviot Road  
Sandhurst, GU47 8NG

£425,000 Guide Price



## Property Details

 3 bedrooms

 1 baths

 EPC Rating TBC

 984 sqft

 Station Name (0.0 miles)

- Extended three bedroom home in Little Sandhurst
- Within catchment for New Scotland Hill Primary
- In catchment for Edgbarrow school
- Driveway parking and garage
- Three bedrooms
- No onward chain
- Opposite Ambarrow woods
- Council tax band D
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This well-presented three-bedroom home is situated in this popular road in Little Sandhurst and offers excellent family accommodation whilst being well positioned within the catchment areas for New Scotland Hill Primary School and Edgbarrow School. Ambarrow Woods is just opposite providing woodland walks right on your doorstep.

There a spacious living room and to the rear a well designed extension creates a generous kitchen and dining area, offering a sociable heart to the home with views over the garden.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with a fitted storage cupboard. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from a private rear garden, ideal for outdoor entertaining or family enjoyment. A garage is located behind the property with parking available.



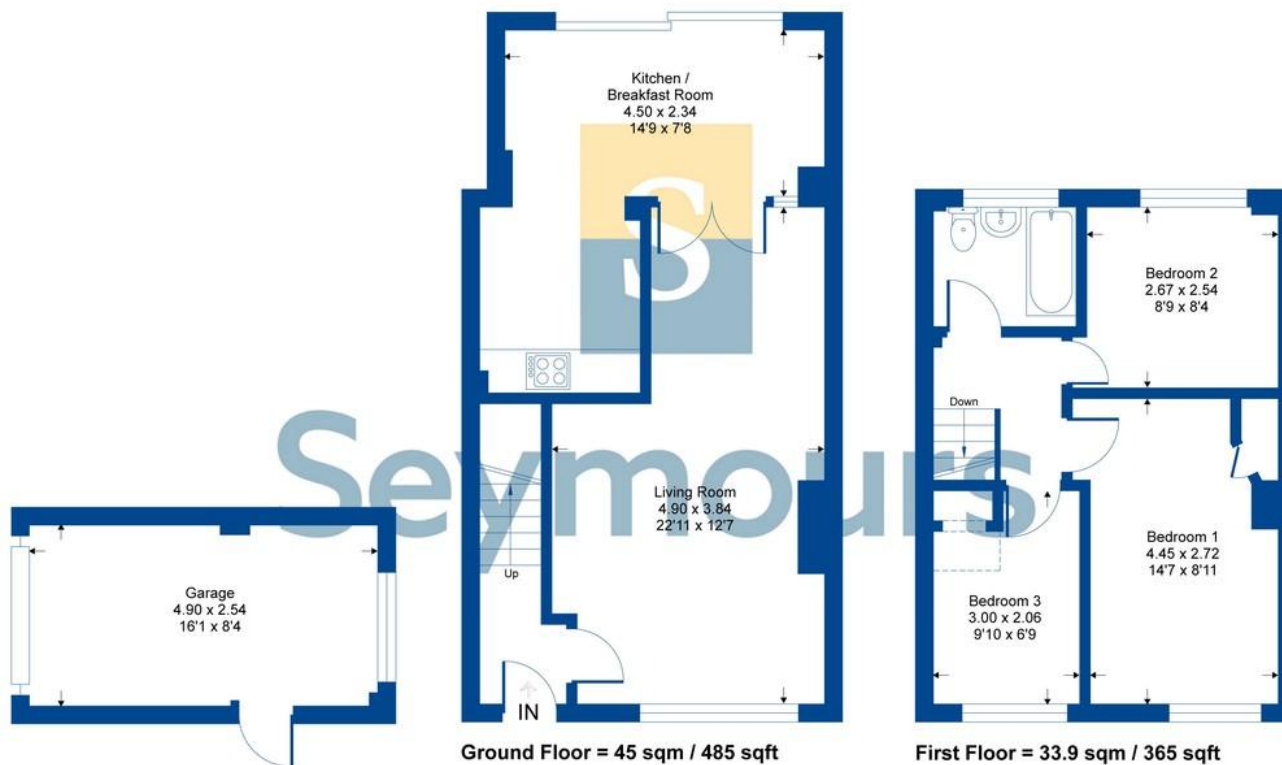
## Property Details

### Cheviot Road

Approximate Gross Internal Area = 78.9 sq m / 850 sq ft

Approximate Garage Internal Area = 12.4 sq m / 134 sq ft

Approximate Total Internal Area = 91.3 sq m / 984 sq ft



**Garage = 12.4 sqm / 134 sqft**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Seymours Blackwater Office 6 Kings Parade, 34 London Road, Blackwater, Camberley, Surrey, GU17 9AA

01276 534100 / james@seymours-blackwater.co.uk / seymours-estates.co.uk

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