



Wellington Road, Sandhurst

- No Onward Chain!
- Study/Play Room Downstairs
- Private Rear Garden
- Shower Room Downstairs
- Flexible and spacious layout suitable for modern family living
- Four Double Bedrooms
- Private Driveway
- Walking Distance To High-street
- Separate utility room
- Double Story Side Extension

Offers In Excess Of £450,000

Tenure: Freehold

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Wellington Road, Sandhurst

DESCRIPTION

Spacious 4-Bedroom Detached Home in the Heart of Sandhurst

Welcome to this beautifully presented extended four-bedroom detached family home, ideally located in the heart of Sandhurst and within easy walking distance of local shops and the High Street.

This generous property offers four double bedrooms upstairs, providing ample space for growing families. Downstairs features an additional versatile reception room that can easily serve as a fifth bedroom, playroom, or home office—tailored to suit your lifestyle.

The home includes a well-appointed main bathroom upstairs, as well as a convenient downstairs shower room and a separate utility area. The bright and airy kitchen and living spaces open out to a private rear garden, perfect for relaxing or entertaining.

Additional benefits include a private driveway with space for multiple vehicles, offering both comfort and practicality in a sought-after location.

A rare opportunity to own a flexible and spacious home in a prime location—early viewing is highly recommended.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1071 ft²

Reduced headroom

18 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Council Tax: F

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales	
			EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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