



Sycamore Close, Sandhurst

- Large Corner Plot Garden
- Excellent Extension Potential (STPP)
- Garage
- Utility Room
- Outbuilding With Shower Room
- Three Spacious Bedrooms
- Private Driveway
- Large Kitchen Diner
- WC
- Walking Distance To Local Amenities

Offers In Excess Of £450,000

Tenure: Freehold

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Sycamore Close, Sandhurst

DESCRIPTION

Spacious 3-Bedroom Semi-Detached Home with Exceptional Potential – Large Corner Plot

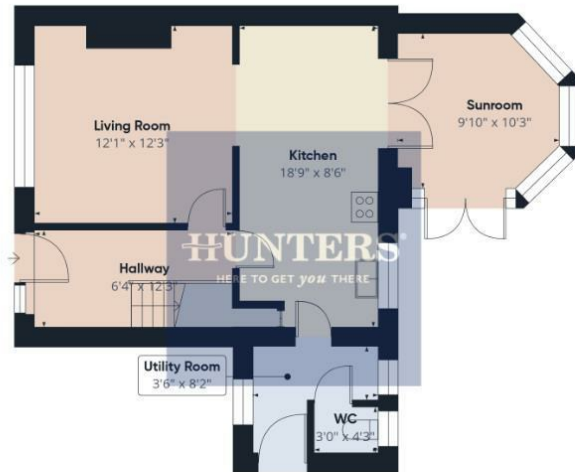
Set on an impressive corner plot, this three-bedroom semi-detached home offers generous living space, excellent versatility, and fantastic extension potential (STPP). Complete with a private driveway, garage, and an expansive rear garden, this property presents an exciting opportunity for buyers looking for a home they can truly make their own.

The ground floor features a large kitchen/diner ideal for family living and entertaining, a separate living room, and a convenient utility room with downstairs WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property boasts a substantial garden with plenty of room for outdoor activities, gardening, or future development. A brick-built outbuilding provides additional versatility, currently offering a shower room and storage space — perfect for use as a home office, gym, or guest suite.

Situated in a desirable residential location, this home combines space, potential, and practicality — a rare find ideal for families or buyers seeking a property with scope to extend and add value (STPP).





Floor 0



Floor 1



Approximate total area^m
909 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Council Tax: D

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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