



York Way | | Sandhurst | GU47 9DG

£460,000

Freehold

Waterford's W
Residential Sales & Lettings

York Way |
Sandhurst | GU47 9DG
£460,000

A spacious and beautifully modernised three-bedroom semi-detached home benefitting from driveway parking and a convenient downstairs cloakroom.

- 3 bedroom semi detached home
- Modern extended kitchen/breakfast room
- In excellent condition throughout
- Driveway parking
- Extended dining room into sitting room
- No onward chain

Location

This desirable home is conveniently located in the heart of Sandhurst, just a short walk from the highly regarded Uplands Primary School. Offering excellent transport links, the property provides easy access to the M3 and M4 motorways, as well as nearby railway connections for commuting convenience. Sandhurst High Street is close by, featuring a variety of shops, restaurants, and everyday amenities. The Meadows superstores and the popular Sandhurst Memorial Park are also within easy reach.



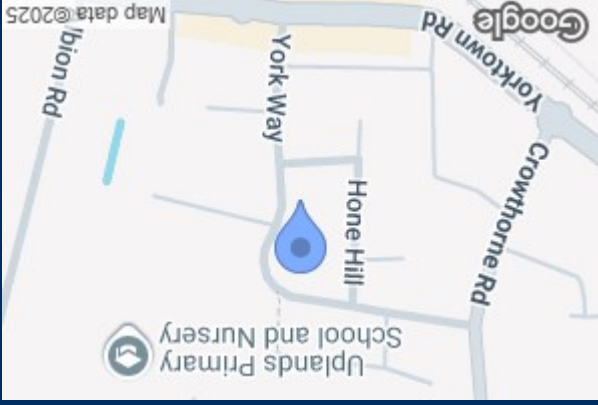


Description

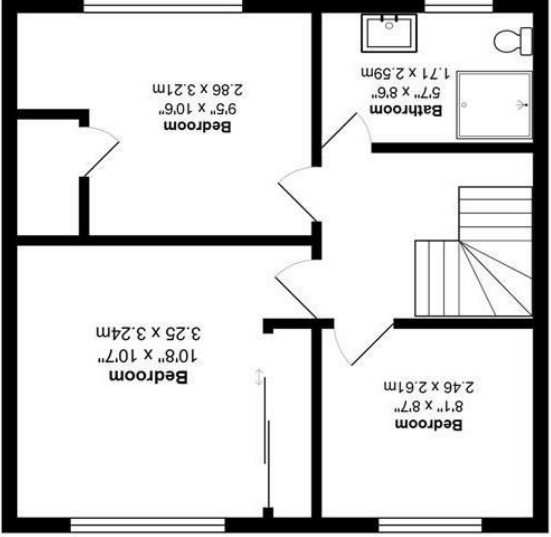
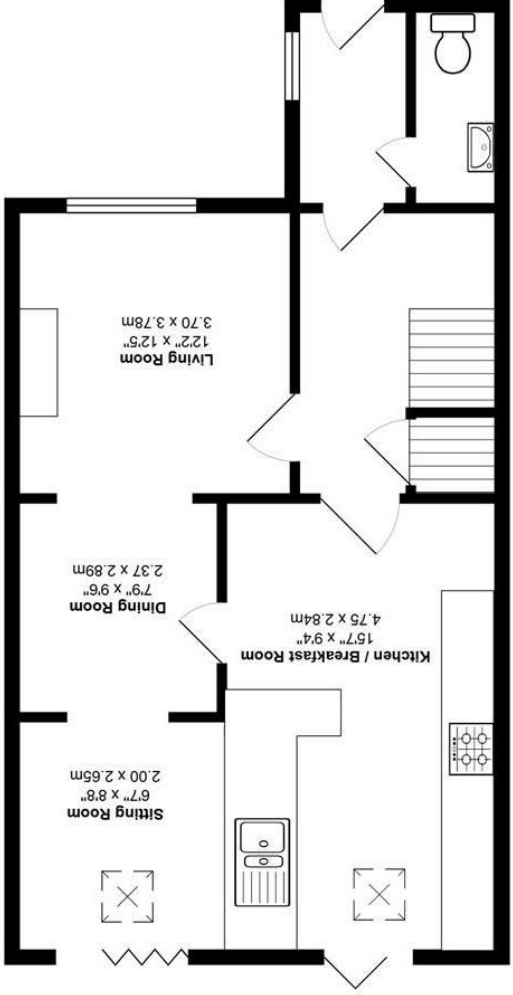
The accommodation is well-presented throughout and offers a versatile layout ideal for modern family living. On the ground floor, the property comprises an entrance porch leading into a welcoming hallway with useful understairs storage, a downstairs cloakroom, a spacious living room with an electric fire, and a separate dining room that opens into a bright sitting room extension. A modern, extended kitchen/breakfast room provides ample space for cooking and dining, ideal for everyday family life and entertaining. Upstairs, a generous landing leads to three well-proportioned bedrooms, two of which are doubles with built-in storage. The accommodation is completed by a stylish, refitted shower room.

Outside

To the front, the property benefits from driveway parking and a spacious storage unit. To the rear, the garden is designed for low maintenance, featuring a large paved patio with slabs, a raised decking area ideal for outdoor seating, and a neat section of artificial or natural turf.



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC Not energy efficient - higher running costs Not energy efficient - higher running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G



35 Plough Road
 Yateley
 Hampshire
 GU46 7UW
 01252 870222
 yateley@waterfords.co.uk