



## Three Bedroom Semi-Detached House Appletree Way, Sandhurst, Berkshire, GU47 0UD

Price: £450,000

- Three Double Bedrooms
- Semi-Detached Home
- Potential to Convert Garage Using Previous Permission
- Re-Fitted Kitchen/Breakfast Room
- Living Room with Feature Wall
- Landscaped Low Maintenance Rear Garden
- Close to Amenities and Woodland Walks
- EPC: C (70)





## Description

Nestled in the sought after Heath Park area, this three bedroom semi-detached home offers an ideal location for enjoying woodland walks in Snaprails Park, perfect for those with a four legged companion. The property has been extensively improved, with standout features including a refitted open plan kitchen/breakfast room. Bathed in natural light from French doors leading to the garden, it boasts flowing white Corian worktops, a breakfast bar, a five burner gas hob with glass splashback, double oven, and a butler sink with brass tap. The kitchen also cleverly conceals utilities, enhancing its practicality. The living room centres around a feature fireplace with a gas living flame, providing a cozy focal point with ample space for a TV. Additional highlights include a refitted cloakroom and a landscaped rear garden. The current owners have sought planning consent to convert the garage, offering potential to expand the ground floor further, please check the planning portal for Bracknell Forest ref: 18/00284/FUL. Upstairs, all three bedrooms are generously sized doubles, complemented by a separate family bathroom. For those seeking a spacious home with future potential, situated in an area perfect for enjoying green spaces and leisurely walks, contact us today to arrange a viewing.

## Outside

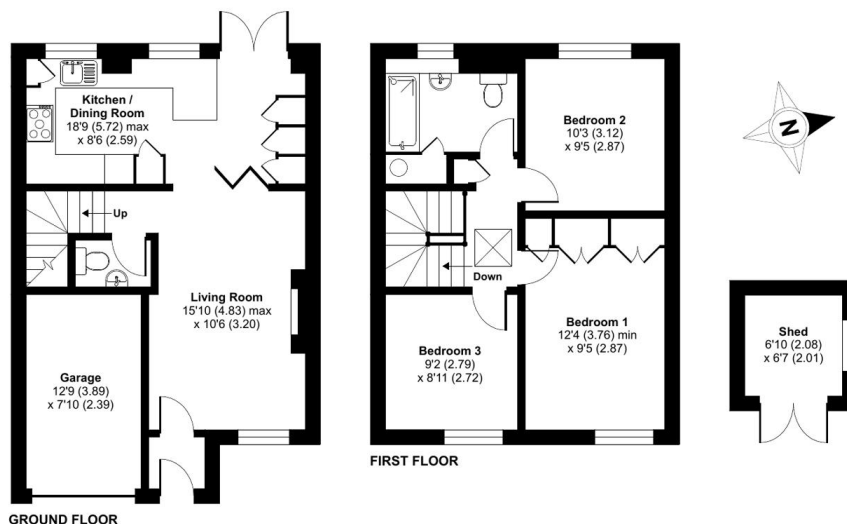
The rear garden is a real sun trap, thoughtfully landscaped by the current owners for practicality and low maintenance. Enclosed by wooden fencing, it features a side gate providing access to the front. The space is primarily paved, accented by two circular patterned sections, with a raised area laid with artificial lawn and a railway sleeper edged bed, perfect for displaying potted plants. At the front, there's a lawned section with a charming magnolia tree, along with off road parking that leads to the garage. The EV charger is included with the sale.

To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy

## Floorplan

### Appletree Way, Sandhurst, GU47

Approximate Area = 890 sq ft / 82.7 sq m  
Garage = 103 sq ft / 9.5 sq m  
Shed = 45 sq ft / 4.2 sq m  
Total = 1038 sq ft / 96.4 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). © nitchecom 2025. Produced for Bridges Estate Agents. REF: 1312223

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TO ARRANGE A VIEWING PLEASE CONTACT:

Tel: **01344 962150** or Email:



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