



## Three Bedroom Detached House, Bungalow

**Warren Close, Sandhurst, Berkshire, GU47 9EL**

Guide Price: £625,000

- Three Double Bedrooms
- Detached Split Level Bungalow
- Approximately Seven Metre Wide Garage
- Close to Local Amenities and Schools
- Spacious Living/Dining Room
- Separate Family Room
- Utilities in Entrance Porch
- EPC: D (66)





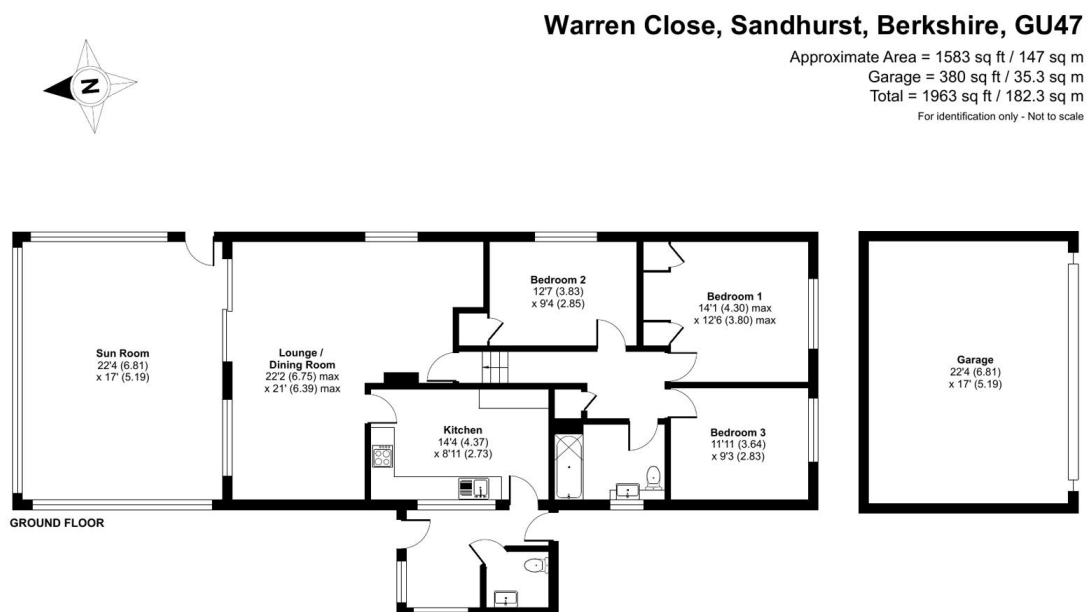
## Description

This distinctive property, custom built in 1974 by local builder Tony Kirby for his personal use, sits on approximately 0.21 acres. Nestled in the corner of an elevated cul-de-sac, this detached split level bungalow offers abundant versatility and potential for further extensions with planning consent. The current layout features three double bedrooms, a separate bathroom, and cloakroom. A fitted kitchen opens into an L shaped lounge dining room, leading to a family room that cleverly utilises the former rooftop terrace. Additional highlights include proximity to town amenities, shops, and a train station just around the corner. Nearby schools include the well regarded Uplands School and Edgebarrow in nearby Crowthorne. Further enhancing the property are a spacious double garage, nearly seven meters wide and for conversion to enhance its uniqueness. The rear garden, which is relatively level, offers a private and spacious outdoor retreat, complemented by convenient off road parking.

## Outside

The rear garden offers a fantastic amount of privacy, it's enclosed by mature trees and shrubs, its laid mainly to lawn, to the far end of the garden is enough space for a cabin. There is access to one side with a pathway leading down to the driveway. The main entrance is access via steps, there is a block paved off road parking leading to a double garage with up and over door, light and power.

## Floorplan



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: 1319868



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