



ESTATE AGENTS



Sandheath Road, Hindhead, Surrey

Price Guide £550,000

Sandheath Road, Hindhead, Surrey

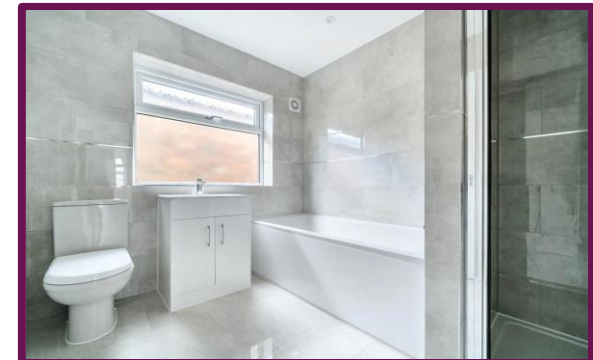
A thoughtfully refurbished three bedroom detached bungalow set on a large secluded plot in the village of Beacon Hill, offered to the market with no onward chain.

The entrance hall leads through to the three double bedrooms, and fabulous four piece fully tiled bathroom, with bath, separate shower cubicle, WC and wash hand basin with vanity unit. The bright and airy rear living room has Bi fold doors onto the garden terrace. The fabulous kitchen/breakfast room is bright and airy with a wide range of cupboard and drawer units with an integrated oven and hob and a separate utility room with integrated fridge and freezer and dishwasher.

Outside there is a driveway parking for numerous vehicles leading to the garage. The rear garden is mainly laid to lawn, leading down to extensive garden area with mature shrubs and bushes. The garden is enclosed by panel fencing.

Council Tax Band: D

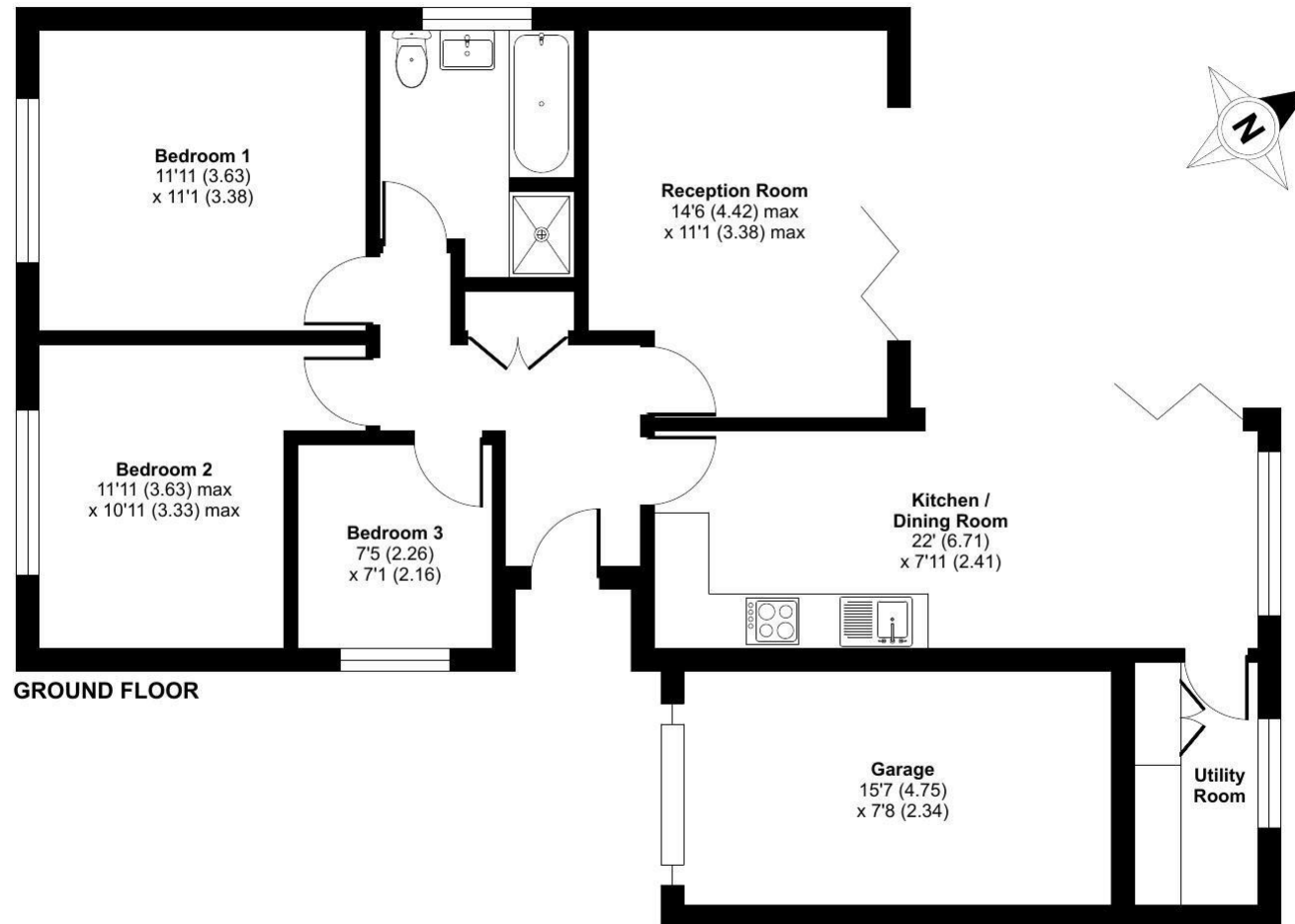
- Three bedrooms
- Extensively refurbished throughout
- Kitchen/breakfast room
- Extensive rear garden
- Living room with Bi fold doors
- Utility room
- Garage and driveway
- Double glazing
- Gas central heating
- No onward chain



Floorplan

Approximate Area = 959 sq ft / 89 sq m (includes garage)

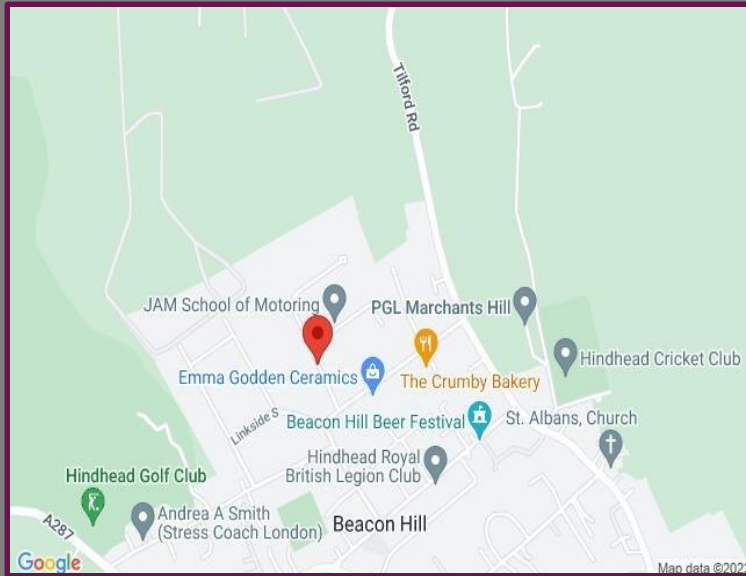
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.

Location

Robindale is set on a large secluded plot within the village of Beacon Hill. There are local shops, a post office, primary school and public house within the immediate area and a bus stop nearby. The A3/Hindhead tunnel is within easy reach and Haslemere train station is just over 4 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD

Tel: 01252 723383 | Email: sales@bourneestateagents.com

Web: www.Bourneestateagents.com