



College Road
Sandhurst, GU47 0QU

£475,000 Offers In Excess Of

Property Details

 4 bedrooms

 2 baths

 EPC Rating TBC

 1085 sqft

 Blackwater (1.1 miles)

- NO ONWARD CHAIN
- Four Bedrooms
- Modern Kitchen
- Large Rear Garden
- Driveway Parking for Two Cars
- En-suite Shower Room
- Downstairs Cloakroom
- Integral Garage
- Close Proximity to Meadows Nature reserve & Retail Park

****NO ONWARD CHAIN**** A well-presented four-bedroom semi-detached family home, situated in the popular College Town area of Sandhurst and offered to the market with no onward chain. The property offers generous and versatile accommodation, with a spacious living/dining room, recently refitted kitchen and four bedrooms arranged over the first floor.

The ground floor also benefits from a useful downstairs cloakroom, integral garage and excellent storage. To the front is a driveway providing parking for two cars, while the rear garden is a particular feature, extending to almost 100ft and offering plenty of space for families, entertaining and outdoor enjoyment.

The property is ideally located for access to The Meadows shopping centre, providing a range of shops and amenities, while local schools including College Town Primary and Sandhurst School are within easy reach. There are also numerous parks, open spaces and countryside walks nearby, including Sandhurst Memorial Park and the surrounding Meadows, making this a convenient location for families and commuters alike.

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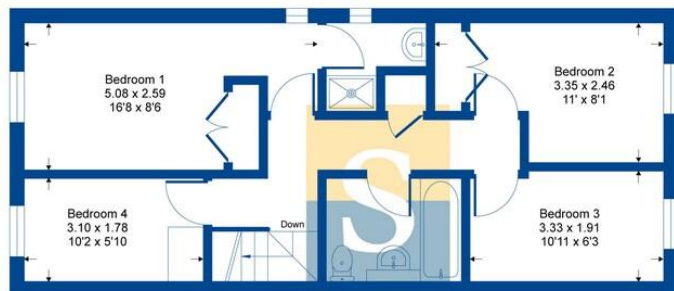
Property Details

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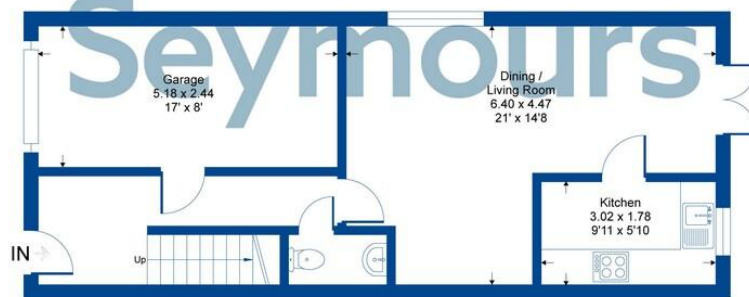
Approximate Gross Internal Area = 88.1 sq m / 949 sq ft

Approximate Garage Internal Area = 12.6 sq m / 136 sq ft

Approximate Total Internal Area = 100.7 sq m / 1085 sq ft

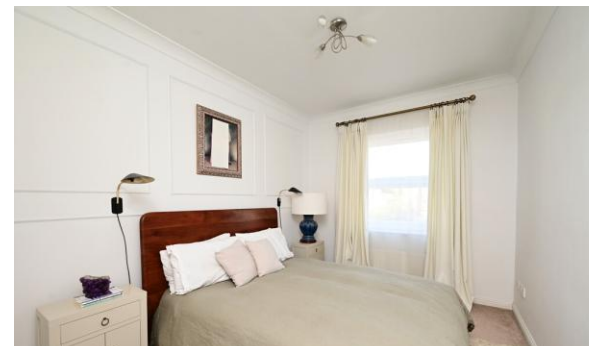


First Floor = 49.4 sqm / 532 sqft



Ground Floor / Garage 51.3 sqm / 553 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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