



## 28 Branksome Hill Road, College Town, SANDHURST, Berkshire

Offers in Excess of £475,000 Freehold

Jigsaw Estates are excited to present to the market this well presented victorian semi detached property situated within close proximity to local amenities including an Aldi supermarket, Blackwater train station and the Meadows shopping centre housing M&S, Tesco's and Next superstores.

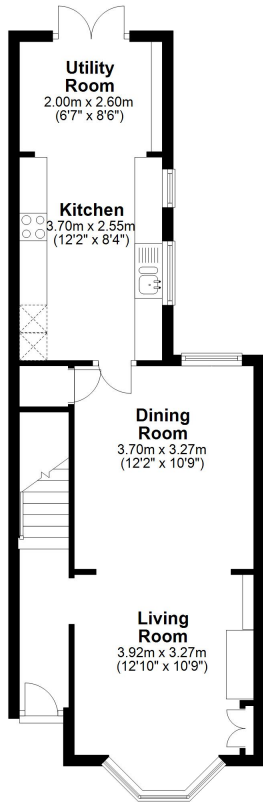
Accommodation comprises four bedrooms, an open plan lounge/dining room and kitchen/breakfast room with doors onto the rear garden. The first three bedrooms are located on the first floor along with the re-fitted shower room. The principle bedroom is on the second floor and has a re-fitted en-suite shower room. There are many period features throughout the property including exposed floorboards and feature fireplaces.

Outside to the rear there is a large garden with patio and raised decking area with the remainder of the garden mainly laid to lawn. The property still offers plenty of scope for extension to the ground floor (subject to planning permission).



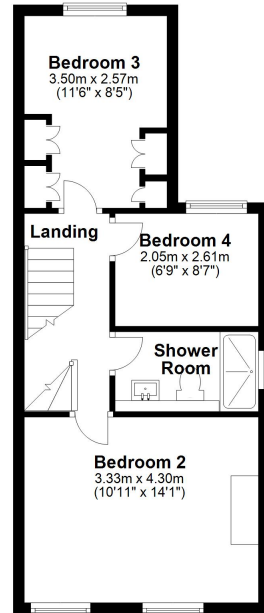
**Ground Floor**

Approx. 45.0 sq. metres (484.0 sq. feet)



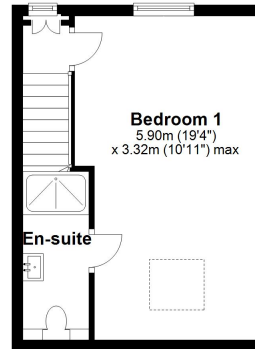
**First Floor**

Approx. 39.6 sq. metres (426.2 sq. feet)



**Second Floor**

Approx. 25.2 sq. metres (271.0 sq. feet)



Total area: approx. 109.7 sq. metres (1181.1 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.

EPC and Floorplan produced by WWW.G-Whis.net  
Plan produced using PlanUp.

**Energy Efficiency Rating**

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

