



## Munnings Drive, College Town, SANDHURST, Berkshire GU47

PRICE £575,000 Freehold

Jigsaw Estates are pleased to present to the market this detached family home situated in a cul-de-sac position on the popular Meadowbrook development in Sandhurst.

The property is walking distance to local schools with College Town primary school being 0.7 miles walk and also catchment for Sandhurst Secondary school. It is ideally suited for commuters with access to the M3 or M4 and Blackwater station only a mile away as well as Camberley or Farnborough stations also being easily accessible. The Meadows is within walking distance and offers an M&S and Tesco superstore as well as a Next superstore. You also have an Aldi supermarket round the corner.

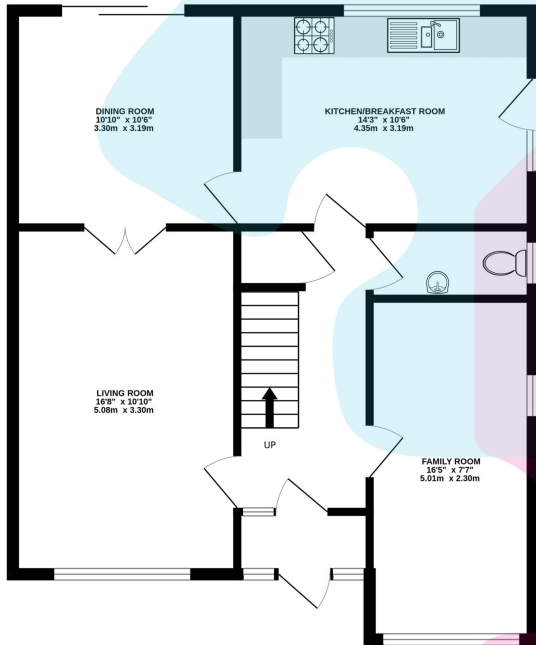
Accommodation of the property comprises four bedrooms, a living room, dining room, study/family room & kitchen/breakfast room. Further benefits include an en-suite shower room to bedroom one, family bathroom, and cloakroom. the property is gas central heated and has Upvc double glazing.

To the rear of the property there is a south facing garden which is mainly laid to lawn with generous patio

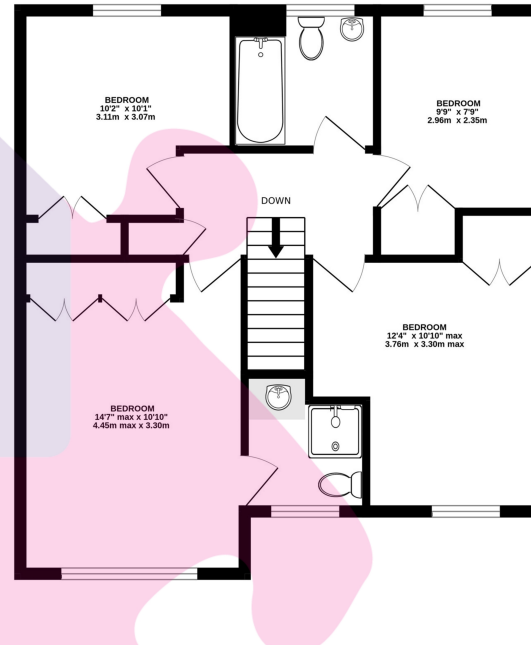


- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY PARKING
- FAMILY BATHROOM & EN-SUITE
- KITCHEN/BREAKFAST ROOM
- MEADOWBROOK DEVELOPMENT
- EXCELLENT TRANSPORT LINKS
- SOUTH FACING REAR GARDEN

GROUND FLOOR  
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

