



College Road, College Town, SANDHURST, Berkshire GU47 0QU

GUIDE PRICE £500,000 Freehold

**** OVER 1600 SQ FT OF ACCOMMODATION!**** This beautifully presented 3-bedroom Victorian semi-detached home offers a perfect blend of period charm and modern living. The highlight of the property is the stunning open-plan living space, featuring a stylish kitchen with integral appliances and a feature central island unit with seating. There is a skylight lantern that floods the living area with natural light. A separate, cosy living room provides a more intimate space to unwind.

The spacious bedrooms are arranged over the first and second floors, with the principle suite occupying the top floor. This retreat boasts a refitted en-suite and a dressing area, creating a luxurious private space. The family bathroom has also been refitted to a high standard, serving the two further double bedrooms on the first floor.

Further benefits include a downstairs cloakroom, utility room and gas central heating.

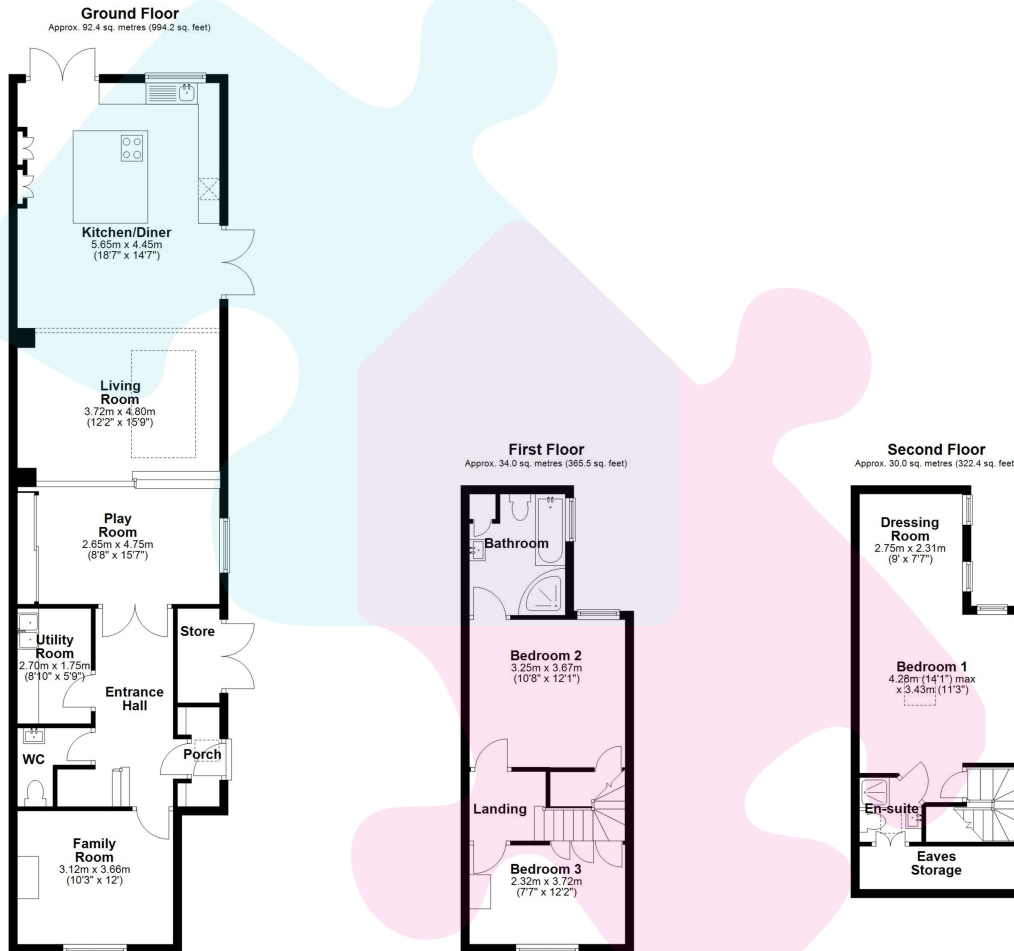
Outside, the rear garden is laid to low-maintenance artificial lawn, ideal for family life or entertaining. There is also an integral storage shed for added convenience. The front driveway provides parking for two cars, making this a practical and charming family home.

There are a number of recreational spaces nearby with Sandhurst Memorial Park, just a short walk away. There are a number of local schools within walking distance including College Town Primary and Sandhurst Secondary School. There is an Aldi Supermarket at the bottom of the road and only a few minutes drive further you will find the Meadows shopping centre housing a Tesco and M&S superstores.

Jigsaw
Estates Limited

- **** OVER 1600 SQ FT OF ACCOMMODATION!****
- **SEPARATE LIVING ROOM**
- **THREE BEDROOMS**
- **CLOAKROOM & UTILITY ROOM**
- **DRIVEWAY PARKING**
- **CLOSE TO LOCAL AMENITIES**

- **STUNNING ALL ENCOMPASSING KITCHEN/DINING & FAMILY ROOM**
- **CONTEMPORARY RE-FITTED KITCHEN WITH CENTRAL ISLAND**
- **EN-SUITE AND FAMILY BATHROOM**
- **LOW MAINTENANCE REAR GARDEN**
- **CLOSE TO LOCAL SCHOOLS**



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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	79
		EU Directive 2002/91/EC	

