



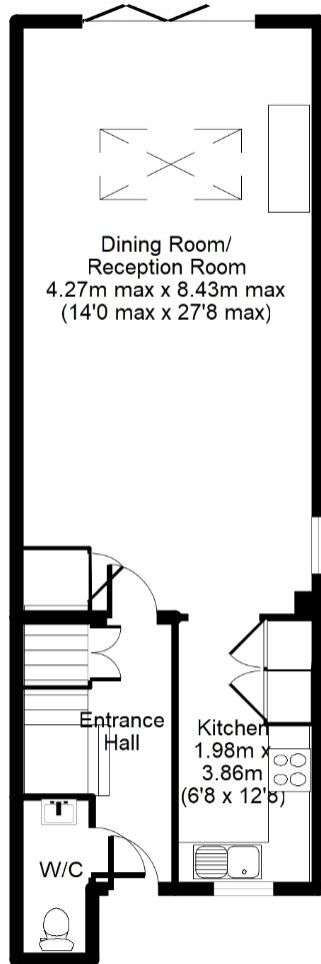
The Breech, College Town, SANDHURST, GU47 0PN

Offers in Excess of £475,000 Freehold

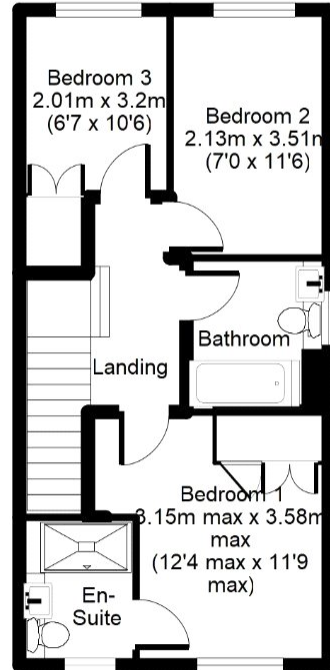
Simply stunning!! A beautifully presented and recently constructed semi detached property situated in the popular location of College Town, Sandhurst. The property is only a stones throw from the Meadows shopping centre with Marks & Spencers, Tesco & Next superstores. Camberley town centre and train station is only a 5 minute drive away and there is a recently opened Aldi on your doorstep. Accommodation comprises three bedrooms, a spacious and open plan lounge/dining room and stunning kitchen which opens directly on to the dining area. Further benefits include a cloakroom, modern bathroom and en-suite shower room. There are bi-fold doors leading on to the rear garden and under-floor heating. The garden is sunny aspect and private and to the front of the property there is parking for 2 cars. there are also visitors parking bays opposite. Viewings are highly recommended!

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.





Approx. Total Floor Area:
94.1 Sq M = 1013 Sq Ft



Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

- RECENTLY CONSTRUCTED HOME
- CUL-DE-SAC POSITION
- THREE BEDROOMS
- STUNNING CONDITION
- OPEN PLAN LAYOUT
- CLOAKROOM
- EN-SUITE SHOWER ROOM
- MODERN BATHROOM
- UNDER FLOOR HEATING
- BI FOLD PATIO DOORS
- CLOSE TO THE MEADOWS
- EXCELLENT TRANSPORT LINKS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		94
(81 to 91) B	82	
(69 to 80) C		
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

