



Florence Road, College Town, SANDHURST, Berkshire GU47

PRICE £575,000 Freehold

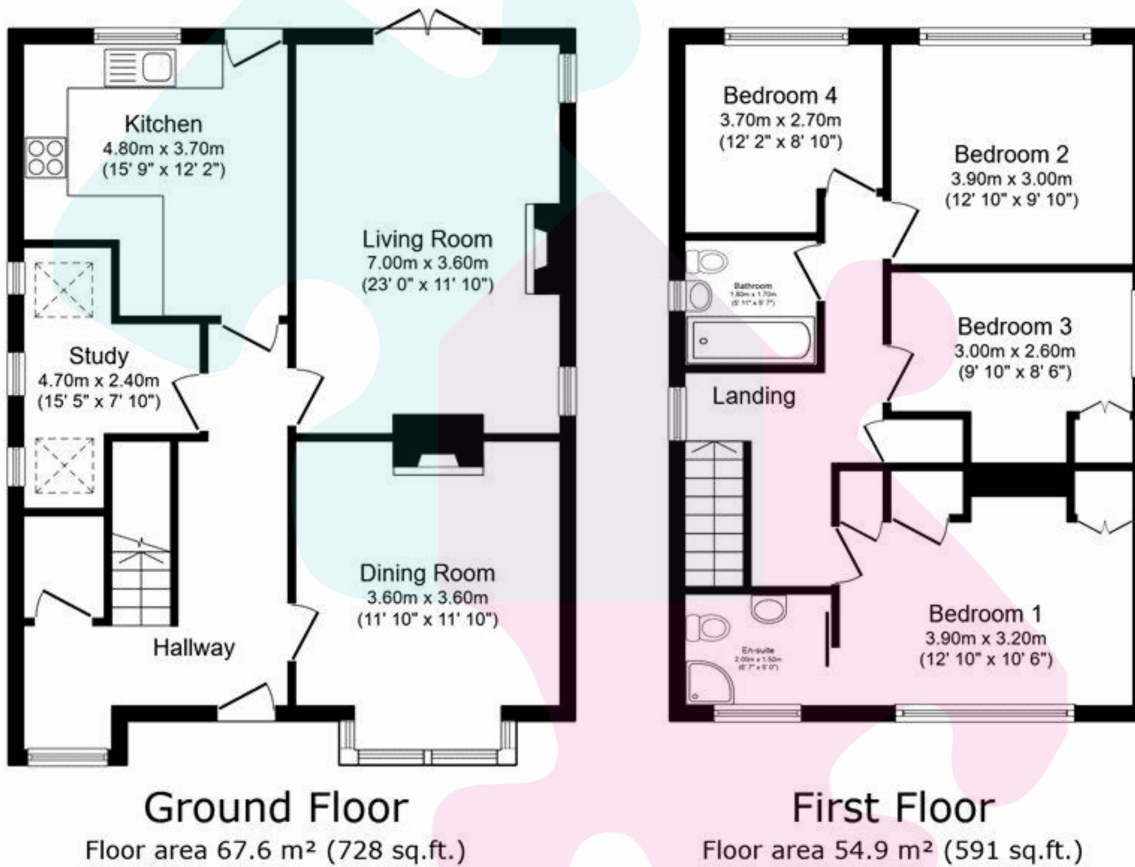
Jigsaw Estates are pleased to present to the market this detached family home situated in a popular and quiet residential road in College Town, Sandhurst within easy reach of local amenities and schools.

Accommodation comprises a large entrance hall, a dining room with bay window, a 22ft living room with recently installed log burner and doors to the rear garden, a study and a re-fitted kitchen with integrated appliances. Upstairs there are four generous bedrooms, a family bathroom and an en-suite shower room. Further benefits include a downstairs W.C and shower room, gas central heating and access to a large loft space.

Outside to the rear there is a large garden with raised patio and additional decked seating area. The rest of the garden is mainly laid to lawn with side access to the front of the property. There is also a detached garage with additional access from the garden. To the front of the property there is a gated driveway offering off street parking.

Within a short distance of the property there are a number of local shops including an Aldi Supermarket, and less than a mile away you have the Meadows shopping centre with the M&S and Tesco superstores. Camberley town centre is within easy reach and for rail links you have Blackwater train station close by.





TOTAL: 122.5 m² (1,319 sq.ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- FOUR BEDROOMS
- RE-FITTED KITCHEN
- GARAGE AND DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- CLOSE TO THE MEADOWS SHOPPING CENTRE

- THREE RECEPTION ROOMS
- LARGE REAR GARDEN
- EN SUITE AND FAMILY BATHROOM
- EXCELLENT TRANSPORT LINKS NEARBY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	57	71
(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		EU Directive 2002/91/EC	