



Chaffinch Close, College Town, SANDHURST, Berkshire GU47

PRICE £525,000 Freehold

Jigsaw Estates are pleased to present to the market this well presented detached family home tucked away in a cul-de-sac position and within easy reach of local schools and amenities.

Accommodation comprises three double bedrooms, a spacious lounge/diner, a study and a re-fitted kitchen/breakfast room with access to the rear garden. Further benefits include a dressing room/nursery accessed directly off the principle bedroom, en-suite shower room, family bathroom, downstairs cloakroom and gas central heating. There is also an integral garage with light and power.

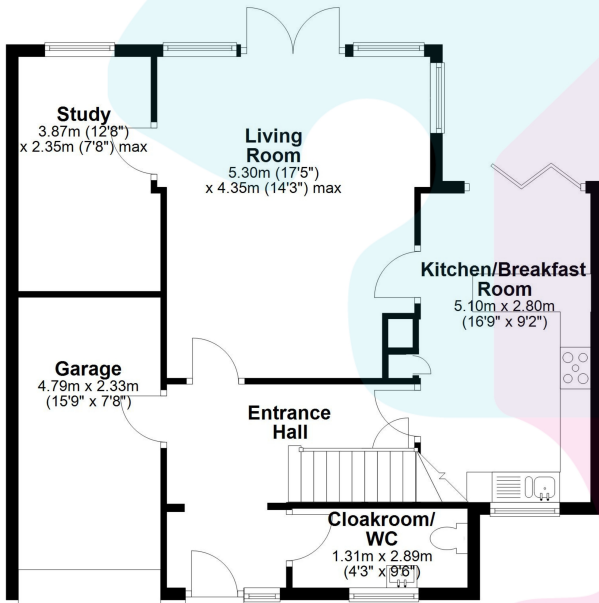
Outside to the rear is a secluded southerly aspect garden with large decked seating area. The garden wraps around to the side of the property and also offers side access to the front of the house. To the front of the house there is a block paved driveway offering parking for two cars.

The property is only a short distance away from the Meadows shopping centre which houses both the Tesco and M&S superstores. There are also excellent transport links with Blackwater train station less than 2 miles away and easy access to the M3. There are also a number of bus routes nearby.



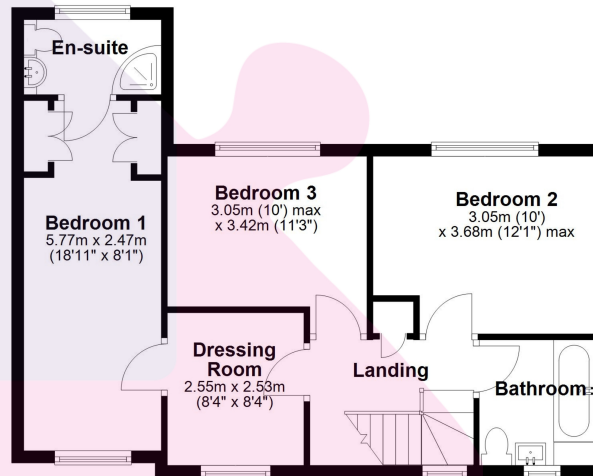
Ground Floor

Approx. 73.8 sq. metres (794.9 sq. feet)



First Floor

Approx. 52.6 sq. metres (565.8 sq. feet)



Total area: approx. 126.4 sq. metres (1360.7 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.

- THREE BEDROOMS
- LARGE LOUNGE/DINER
- RE-FITTED KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- DRIVE AND GARAGE
- CLOSE TO LOCAL AMMENEITIES
- DRESSING ROOM/NURSERY
- STUDY
- EN-SUITE & FAMILY BATHROOM
- SUNNY ASPECT AND PRIVATE REAR GARDEN
- CUL-DE-SAC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	72
(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

