



## Yorktown Road, College Town, Sandhurst, Berkshire GU47 0PZ

PRICE £550,000 Freehold

Jigsaw Estates are pleased to present to the market this extended & renovated 3/4 bedroom semi-detached home in a sought after Sandhurst location.

Located in the highly desirable College Town within easy reach of well-regarded schools, supermarkets, and an abundance of parks and green spaces, this beautifully extended and refurbished three/four bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living.

An entrance lobby leads into a welcoming hallway. The ground floor features a bright living room with an attractive bay window, a generous dining room, and a stunning open-plan refitted kitchen/breakfast room forming the heart of the home. There is also a utility room and a contemporary downstairs shower room and WC, servicing an additional reception room which could serve as a fourth bedroom, family room or study.

Upstairs, there are three bedrooms with two being good sized doubles and a stylish refitted family bathroom.

Externally, the property boasts a substantial rear garden along with two versatile outbuildings — one currently used as a home office and gym, and the other ideal for a workshop or storage. To the front, a large driveway provides ample off-road parking.

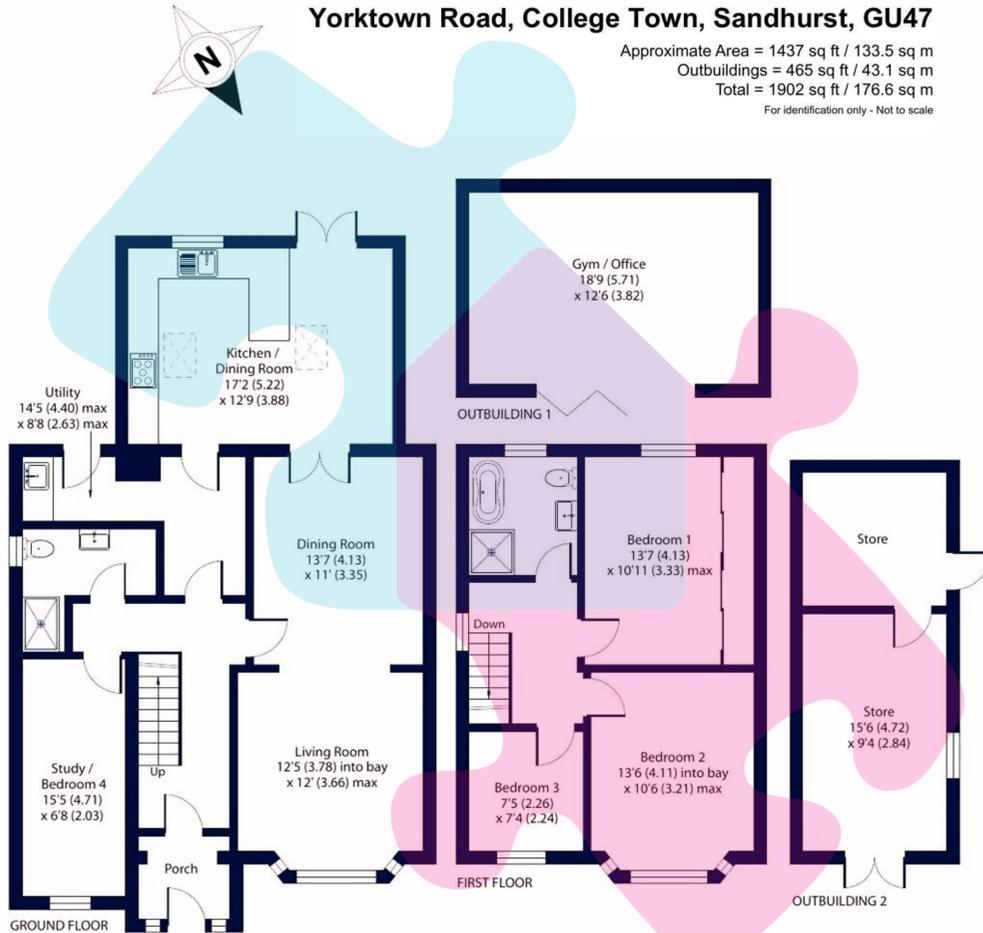
A superb family home in a prime location — early viewing is highly recommended.



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Approximate Area = 1437 sq ft / 133.5 sq m  
 Outbuildings = 465 sq ft / 43.1 sq m  
 Total = 1902 sq ft / 176.6 sq m

For identification only - Not to scale



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.

- THREE/FOUR BEDROOMS
- THREE RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS RE-FITTED BATHROOM
- TWO VERSATILE OUTBUILDINGS
- CLOSE TO A NUMBER OF SUPERMARKETS & THE MEADOWS
- STUNNING RE-FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- LARGE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS
- EXCELLENT TRANSPORT LINKS NEARBY

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>79</b>
(55-68)	<b>D</b>	<b>69</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

