



Branksome Hill Road, College Town, SANDHURST, Berkshire

PRICE £450,000 Freehold

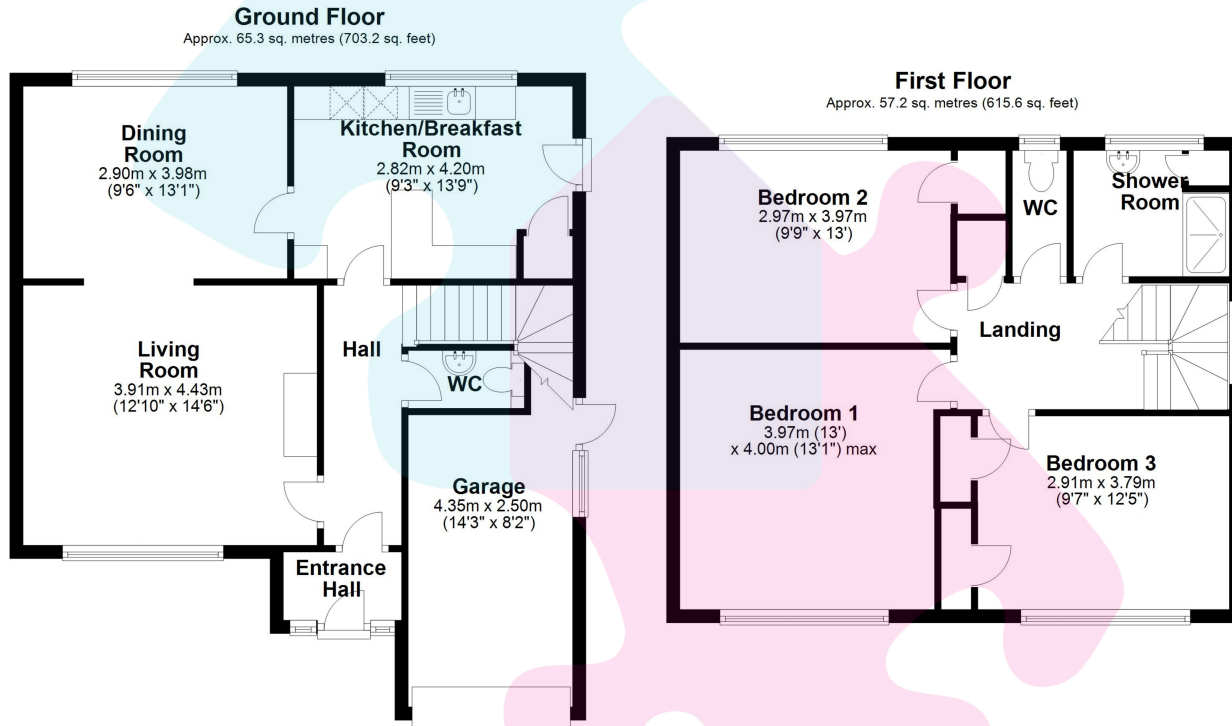
NO ONWARD CHAIN Jigsaw Estates are pleased to present to the market this detached family home which requires some updating and modernisation and is situated in a popular non estate location within easy reach of local amenities.

Accommodation comprises three large double bedrooms, a spacious living room, dining room and kitchen/breakfast room. Further benefits include a downstairs cloakroom, family bathroom and gas central heating. Outside there is a generous rear garden which offers plenty of scope to extend (subject to planning) and there is side access to the front of the property. To the front of the property there is driveway parking and access to the integral single garage which has light and power and could also be converted (again subject to the correct building regulations).

The property is within close proximity to local schools as well as Aldi and Co-op supermarkets at either end of the road. You are also only a short distance from the Meadows shopping centre with M&S and Tesco Superstores. For transport links you have Blackwater train station less than a mile away and Junction 4 of



- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND (S.T.P.P)
- INTEGRAL GARAGE
- THREE DOUBLE BEDROOMS
- REQUIRES SOME UPDATING & MODERNISATION
- GENEROUS REAR GARDEN
- CLOSE PROXIMITY TO AMENITIES



Total area: approx. 122.5 sq. metres (1318.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

