



Constable Way | | College Town | GU47 0FE

Offers Over £600,000

Freehold





Constable Way |  
College Town | GU47 0FE  
Offers Over £600,000

This spacious 4 bedroom link-detached home is situated in a sought-after location, and benefits from a south-facing garden, as well as ample driveway parking and garage.

- Four generous bedrooms
- Kitchen/ breakfast room
- Utility area
- Family bathroom and separate shower room
- Lounge with feature fire
- Family room with views over the rear garden
- Integral garage
- Southerly aspect garden

## Location

A popular residential location offering easy access to local schools and amenities. Constable Way is located within a five-minute walk of the large Marks and Spencer and Tesco at the Meadows. The property falls within a short drive of excellent road links via the A331 and M3 and travel links via bus routes and Blackwater train station.







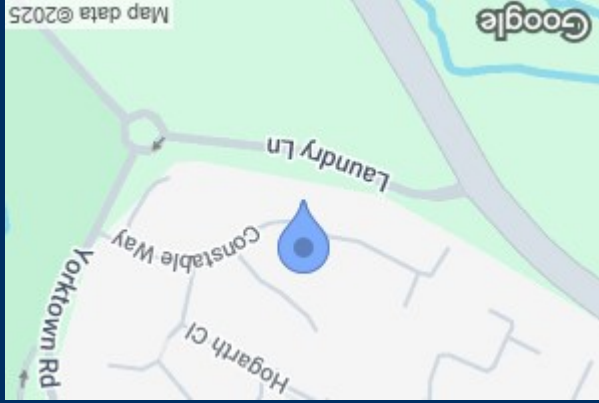
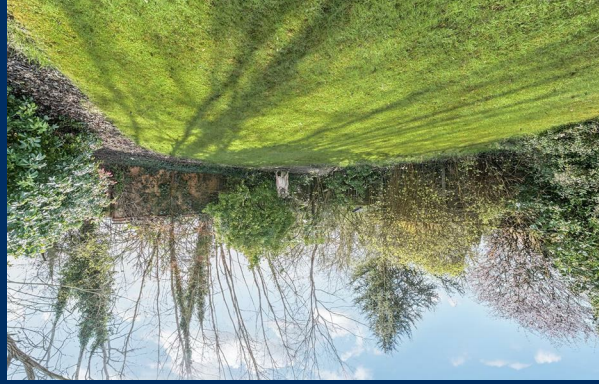
## Description

Situated in a very popular cul de sac is this well presented, extended four bedroom link-detached family home with accommodation comprising entrance hall with WC, lounge with feature fire, kitchen/breakfast room, separate utility area, and a family room with views over the rear garden. Upstairs there are four generous bedrooms, a family bathroom, and separate shower room. Other features include gas central heating, double glazing and an 18ft integral garage.

## Outside

At the front, the garden is mainly laid to lawn with a hard-standing driveway with off street parking leading to a single garage with up and over door, plus a gated side access to the rear of the property. At the rear is a garden which is of a southerly aspect and is mainly lawn with a patio area with well stocked shrub borders enclosed by fencing and hedging.





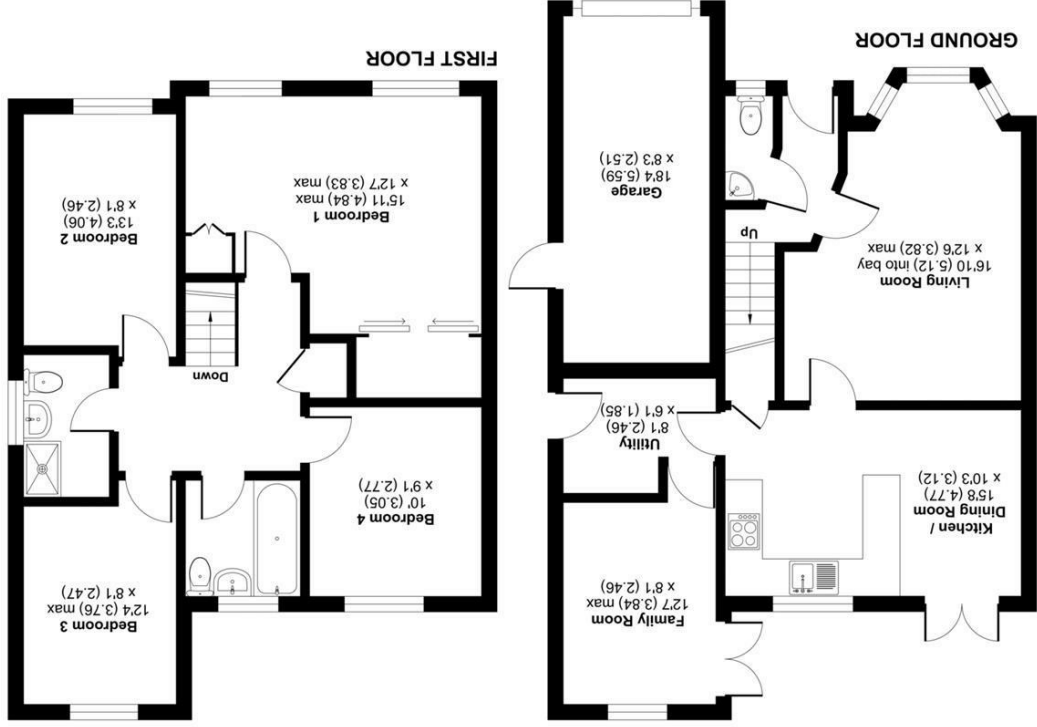
## Constable Way, Sandhurst, GU47

Approximate Area = 1232 sq ft / 114.4 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1374 sq ft / 127.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Waterfords. RFP: 1267315

Waterfords  
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Energy Efficiency Rating	
Current	Potential
<p>EU Directive 2002/91/EC</p> <p>Not energy efficient - higher running costs</p> <p>A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)</p> <p>Very energy efficient - lower running costs</p>	
81	69

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