



Constable Way | | College Town | GU47 0FE

Asking Price £585,000

Freehold



Constable Way |
College Town | GU47 0FE
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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.





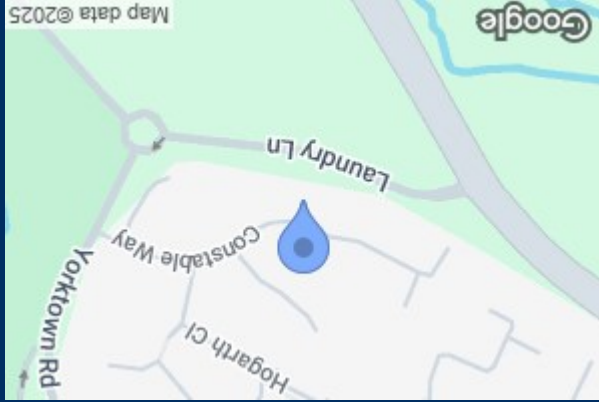
Description

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.





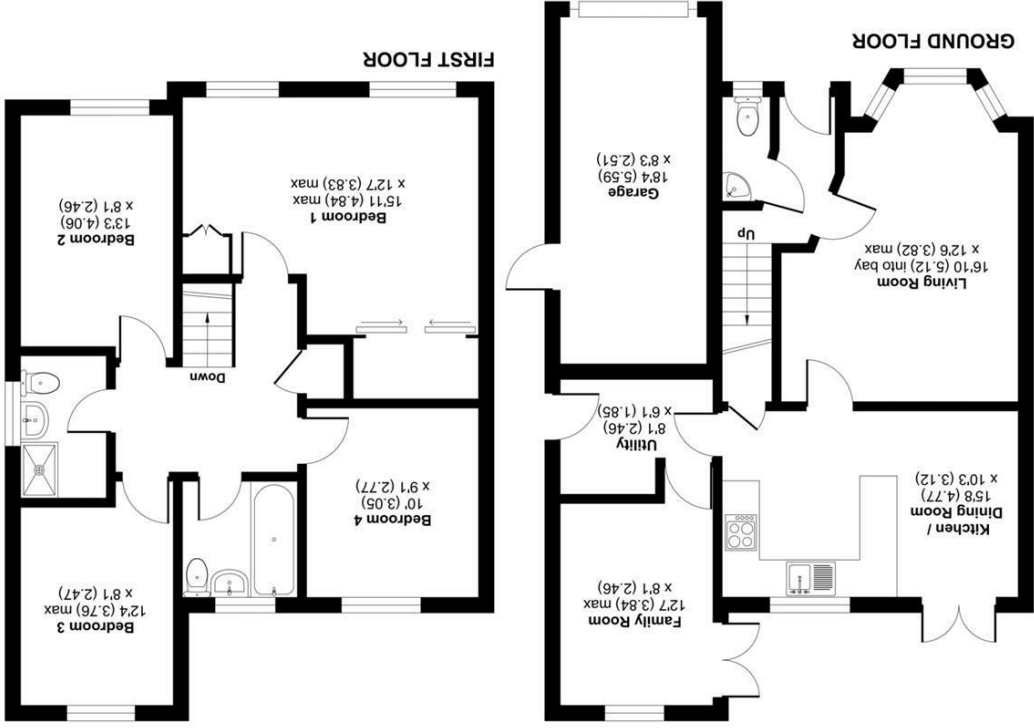
Constable Way, Sandhurst, GU47

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). © richcomm 2025.



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

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