Constable Way | College Town | Sandhurst | GU47 0FE

£585,000

Freehold

Waterfords
Residential Sales & Lettings

Constable Way | College Town
Sandhurst | GU47 0FE
£585,000

Situated within the highly desirable College Farm development, this well presented four-bedroom detached family home is offered to the market in good condition throughout. Boasting a larger than average rear garden, the property provides generous and versatile living accommodation, making it an ideal choice for modern family living.

- 4 bedroom detached family home
- Located on the sought-after College Farm development
- Main bedroom with en-suite bathroom
- Well maintained rear garden, larger than most on the development
- Former show home, presented in good condition throughout
- Spacious dual-aspect lounge and dining room
- Part converted garage providing a large utility room
- Close to highly regarded local schools

Description

Occupying one of the largest plots within this residential development, this four-bedroom detached family home was originally built as the development's show home and offers well-presented accommodation throughout.

The ground floor opens into an entrance hall leading to a

dual-aspect living and dining room, providing a bright and flexible space for everyday living and entertaining. To the rear, the kitchen is fitted with a range of contemporary units, generous work surfaces and plenty of storage, with direct access to the rear garden. Part of the garage has been converted to create a utility room, offering additional workspace and storage, while the remaining section of the garage has been retained for storage.

Upstairs are four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while the remaining bedrooms are served by a family bathroom, making the layout well suited to family living.

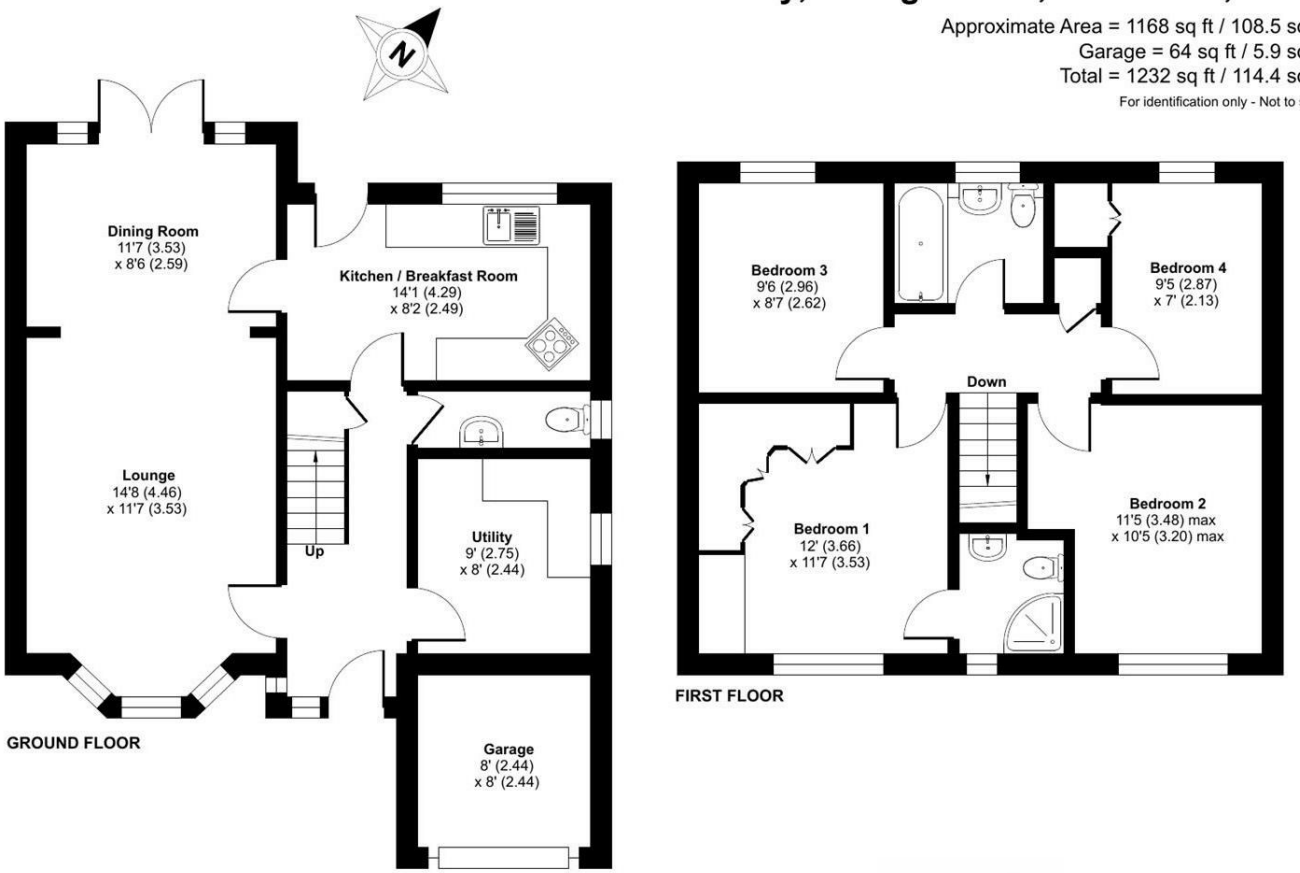
Outside, the property sits on a generous plot with a well-maintained rear garden featuring a patio area, ideal for outdoor dining. To the front, a private driveway provides off-road parking, with additional storage available in the remaining garage space.

Located in the sought-after GU47 area, this property enjoys a convenient residential setting with easy access to well-regarded schools, local amenities and shopping facilities in both Sandhurst and Camberley. Constable Way is ideally positioned within a five-minute walk of the popular Meadows shopping area, including Marks & Spencer and Tesco, while a range of further shops and services are close by.

Excellent transport links are available, with Sandhurst and Blackwater railway stations providing regular services towards Reading and Gatwick, alongside nearby bus routes. The A30, A331 and M3 offer easy access to London, the South Coast and the wider motorway network, making this an ideal location for commuters and families alike.

Constable Way, College Town, Sandhurst, GU47

Approximate Area = 1168 sq ft / 108.5 sq m
Garage = 64 sq ft / 5.9 sq m
Total = 1232 sq ft / 114.4 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). Produced for Waterfords. REF: 1496321

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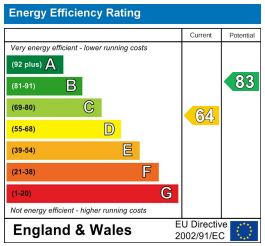

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