



Wantage Road | | College Town | GU47 0DZ

£425,000

Freehold

Waterford's W
Residential Sales & Lettings

Wantage Road |
College Town | GU47 0DZ
£425,000

A three-bedroom, semi-detached house benefiting from driveway parking, a garage, a downstairs cloakroom, and a large corner plot garden.

- Semi detached family home
- Two reception rooms
- Re fitted family bathroom
- Large corner plot garden
- Three bedrooms
- Re fitted kitchen
- Driveway with off street parking
- Garage

Description

Situated in the heart of College Town, this well-presented three-bedroom semi-detached family home is offered to the market in excellent condition throughout. Occupying a generous corner plot, the property boasts a spacious garden with potential to extend (subject to planning permission).

The accommodation includes an entrance hall with a downstairs cloakroom, a bright living room that flows





into a dining area featuring sliding patio doors with direct access to the rear garden, and a modern re-fitted kitchen equipped with an integrated oven and hob.

Upstairs, there are three bedrooms and a stylishly re-fitted family bathroom.

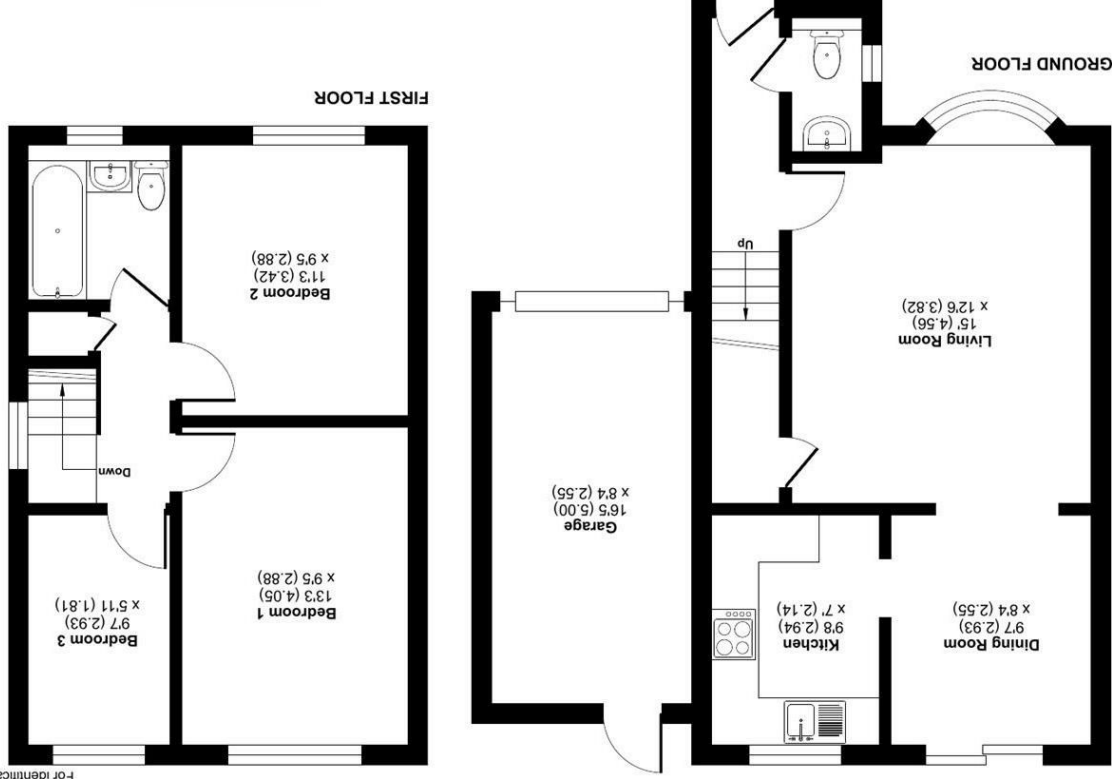
Outside, the rear garden enjoys a private corner plot with a decking area leading to a lawn, and is enclosed by panel fencing. There is also access to a 15ft7 garage via a personnel door. To the front, the property benefits from a double driveway providing off-street parking. There is also an additional piece of land across from the driveway, which is part of the property.

Located on Wantage Road—a quiet and sought-after no-through road—this home is within walking distance of Sandhurst School, Wildmoor Heath Nature Reserve, Sandhurst Memorial Park, and local amenities.

Wantage Road, College Town, Sandhurst, GU47

Approximate Area = 835 sq ft / 77.5 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 972 sq ft / 90.2 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). © nidecom 2025. Waterfords Residential Sales & Lettings. Produced for Waterfords. REF: 1346504

Energy Efficiency Rating	
Current	85
Potential	70
Energy Efficiency Rating Legend	
Not energy efficient - higher running costs	
F	131-203
E	120-130
D	105-120
C	93-105
B	81-93
A	69-81
Very energy efficient - lower running costs	
EU Directive 2002/91/EC	
England & Wales	

35 Plough Road
Yateley
Hampshire
GU46 7UW
01252 870222
yateley@waterfords.co.uk

