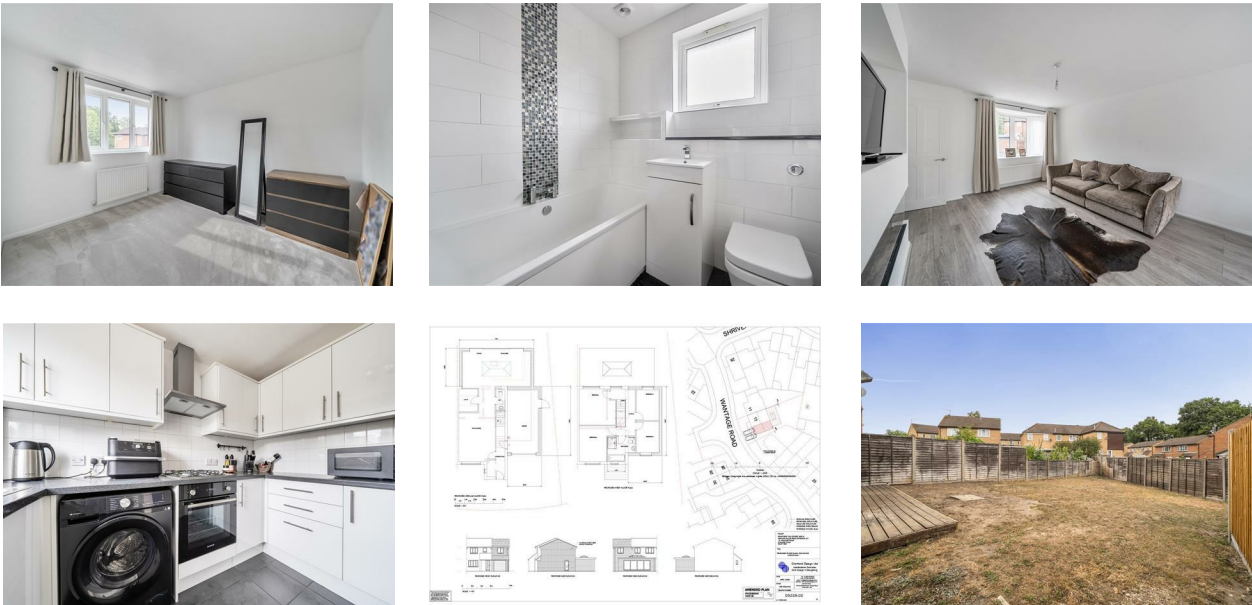




ROAD MAP

HYBRID MAP

TERRAIN MAP



WANTAGE ROAD, COLLEGE TOWN, SANDHURST GU47
OFFERS IN EXCESS OF £425,000

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- Semi Detached Property
- Very Well Presented
- Driveway Parking with Garage
- Good Transport Links
- Plans Approved For A Two-Storey and Single-Storey Extension
- Three Bedrooms
- Very Large Rear Garden
- Media Wall In Reception Room
- Close To Local Amenities

FULL DETAILS

Entrance Hallway

Enter via front door, stairs leading to the first floor and laminate flooring.

WC

Wash hand basin with storage below, low level WC, partly tiled walls and flooring.

Reception Room

Media wall with electric fireplace, laminate flooring and sliding door leading to the sizeable garden. Understairs cupboard with hanging space.

Kitchen

Range of base and eye level units, sink, hob, extractor fan, oven and space for; washing machine, dishwasher and fridge/freezer. Boiler and tiled flooring.

First Floor Landing

Cupboard and new carpet flooring.

Bedroom One

Rear aspect and new carpet flooring.

Bedroom Two

Front aspect and new carpet flooring.

Bedroom Three

Rear aspect and new carpet flooring.

Bathroom

Bath with shower, low level WC, wash hand basin with storage below, tiled flooring and tiled walls.

To The Front

Driveway parking and access to the garage.

Garage

Up and over door. Power and lighting.

To The Rear

Mainly laid to lawn with decking area.

Council Tax

Band D.

FLOORPLAN

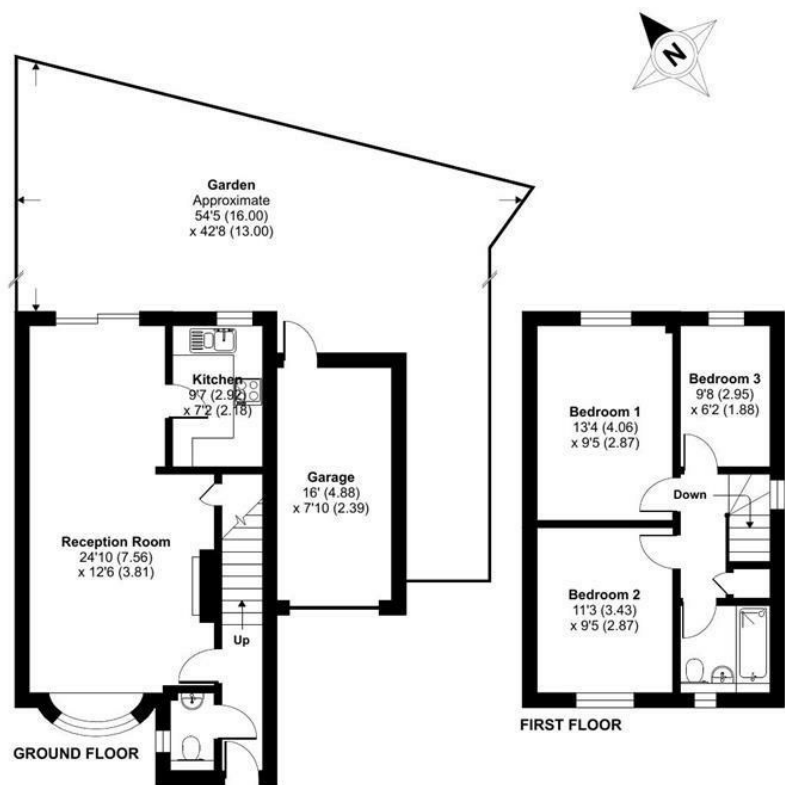
Wantage Road, College Town, Sandhurst, GU47

Approximate Area = 848 sq ft / 78.8 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 973 sq ft / 90.4 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). © nrichcom 2026. KNIGHTS PROPERTY SERVICES. REF: 1519688

WANTAGE ROAD, COLLEGE TOWN, SANDHURST GU47

KNIGHTS PROPERTY SERVICES - Knights are excited to market for sale this beautifully presented semi detached house located on Wantage Road in College Town, Sandhurst.

Upon entering, you will find a good-sized reception room with a media wall and access on to the sizeable rear garden. The ground floor also features a modern kitchen, a convenient WC and an understairs storage cupboard with hanging space, ensuring practicality and comfort. Ascending to the first floor, there are three bedrooms (all with new carpet flooring) and a bathroom. Externally, the property boasts a single garage, driveway parking and a vast rear garden.

The location of this home is particularly appealing, with a variety of amenities nearby, including the Meadows shopping centre, the memorial park and Swinley Forest. Additionally, the property benefits from excellent commuter links and is situated within reach of a good selection of local schools, making it a perfect choice for families.

A notable feature of this property is the approved plans for a two-storey side extension and a single-storey rear extension, allowing for further enhancement and personalisation of the home. This is a fantastic opportunity to acquire a very well presented property in a sought-after area and a viewing is highly recommended to fully appreciate all that it has to offer.