



Madox Brown End | College Town | Sandhurst | GU47 0GJ

£440,000

Freehold





## Madox Brown End | College Town Sandhurst | GU47 0GJ

A very well presented three bedroom semi detached family home with its own driveway with off street parking for several vehicles.

- Three bedrooms
- Re fitted 13ft kitchen/breakfast room
- Ensuite shower room
- Enclosed rear garden with Garage
- Semi detached family home
- Living room
- Family bathroom
- Driveway with ample off street parking.

### Location

Situated within the sought after Meadowbrook development and close to open green space and river side walks is this three bedroom family home. This property is situated in a cul de sac off the Yorktown Road in College Town, within easy reach of local shops, highly regarded schools and Sandhurst Memorial Ground and pond, ideal for dog walking and recreation. Sandhurst and Blackwater Rail station are also within easy reach as well as M3/M4 motorway links. The property benefits from being within easy reach of the Meadows shopping complex which includes Tesco Extra, M & S and Next along with being a short distance to Camberley town centre.

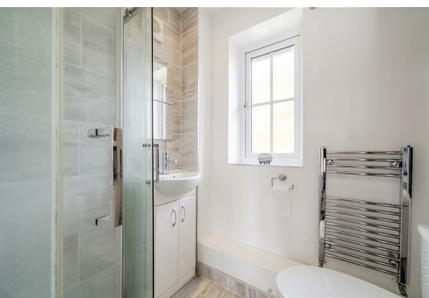
### Description





Located towards the end of Rosedene Lane is this superbly updated three-bedroom semi-detached family home offers stylish and spacious accommodation throughout. The ground floor features an inviting entrance hallway, a bright and airy lounge, and a modern open-plan kitchen/diner fully fitted with integrated appliances with door and access to directly onto the rear garden.

Upstairs, the property boasts three well-proportioned bedrooms, including a master with a contemporary en-suite, alongside a refitted family bathroom all finished to a high standard.



Additional benefits include gas central heating, updated windows, and replacement soffits. There is ample off-road parking to the front of the property, with additional parking and a detached garage accessed via a rear driveway.

Outside, the property continues to impress with a private, low-maintenance rear garden featuring a generous patio area, artificial lawn, and a raised decking space ideal for entertaining. The garden also benefits from external lighting and a side access gate. A personal door leads into the detached single garage, and there's further off-street parking for one vehicle at the rear.





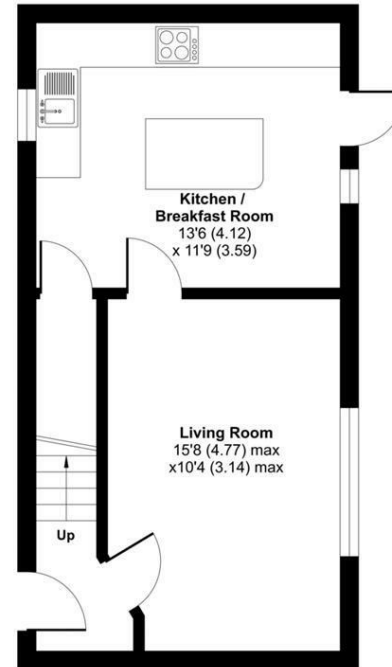
## Madox Brown End, College Town, Sandhurst, GU47

Approximate Area = 754 sq ft / 70 sq m

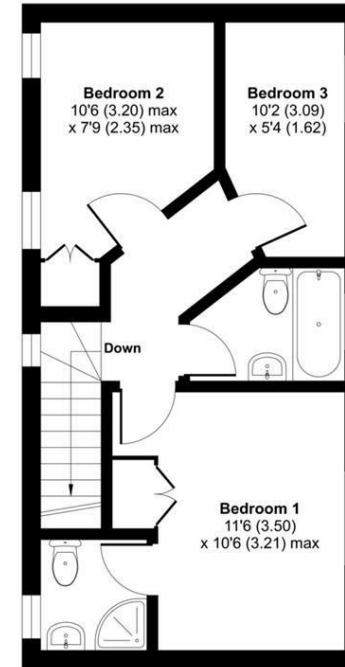
Garage = 148 sq ft / 13.7 sq m

Total = 902 sq ft / 83.7 sq m

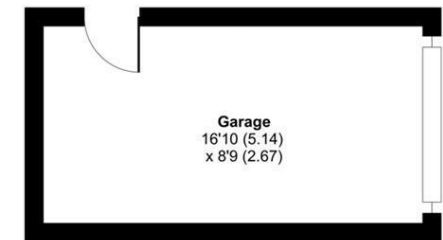
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Garage  
16'10 (5.14)  
x 8'9 (2.67)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Waterfords. REF: 1331322

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Residential Sales & Lettings

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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