



Cormorant Place | College Town | Sandhurst | GU47 0XY

£495,000

Freehold





Cormorant Place | College Town  
Sandhurst | GU47 0XY  
£495,000

Located at the end of a cul-de-sac and offered to the market with no onward chain is this four-bedroom link-detached family home.

- Four bedrooms
- 22ft Lounge
- Fitted kitchen with oven and hob
- Family bathroom
- Garage and off street parking
- Linked detached family home
- Conservatory
- Downstairs cloakroom
- Corner plot garden
- Cul de sac location

## Description

Offered to the Market with No Onward Chain. Situated on corner plot, this well-proportioned four-bedroom link-detached family home is an excellent opportunity for buyers seeking spacious accommodation in a desirable location. The ground floor comprises an inviting entrance hall with a downstairs cloakroom, a 22ft living room ideal for entertaining, a fitted kitchen with integrated oven and hob, and a spacious double-glazed conservatory that overlooks the mature rear garden—perfect for year-round enjoyment. Upstairs, the property offers four bedrooms and a family bathroom, providing ample space for a growing family. A standout feature of the home is the enclosed, mature rear garden, offering privacy and space for outdoor activities. To the front, there is driveway parking leading to an attached garage, providing both convenience and additional storage.





## Location

Tucked away in a peaceful cul-de-sac, this well-located home is just minutes from Sandhurst High Street and sits within the catchment area of several sought-after schools. College Town Primary School and Sandhurst Secondary School are both just a short walk away, making this an ideal choice for families. For shopping and everyday convenience, you're only a few minutes' drive from the popular Camberley Meadows retail area, home to both Tesco and M&S superstores. Outdoor enthusiasts and families will love the proximity to green spaces, with Sandhurst Memorial Park and Snaprails Park both less than a mile from your doorstep—offering scenic walks, playgrounds, and community events. Commuters are well catered for, with excellent road links to the M3 and M4, and easy access to both Sandhurst and Camberley train stations.

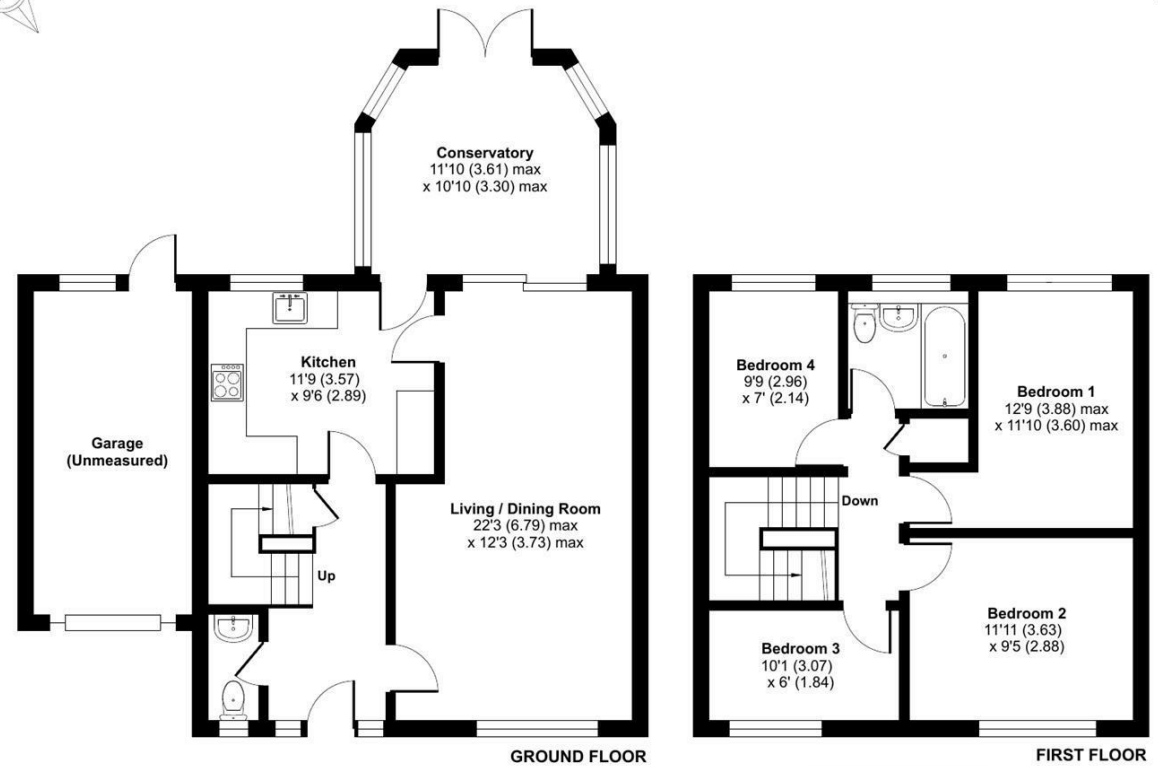




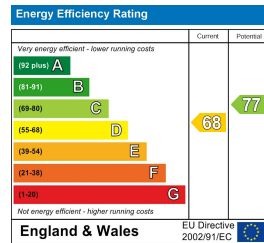
## Cormorant Place, College Town, Sandhurst, GU47

Approximate Area = 1105 sq ft / 102.6 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Waterfords. REF: 1314916



35 Plough Road  
Yateley  
Hampshire  
GU46 7UW  
01252 870222

yateley@waterfords.co.uk