



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





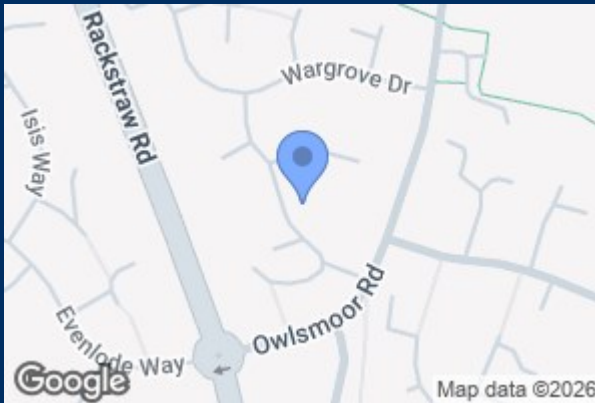


into a dining area featuring sliding patio doors with direct access to the rear garden, and a modern re-fitted kitchen equipped with an integrated oven and hob.

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.



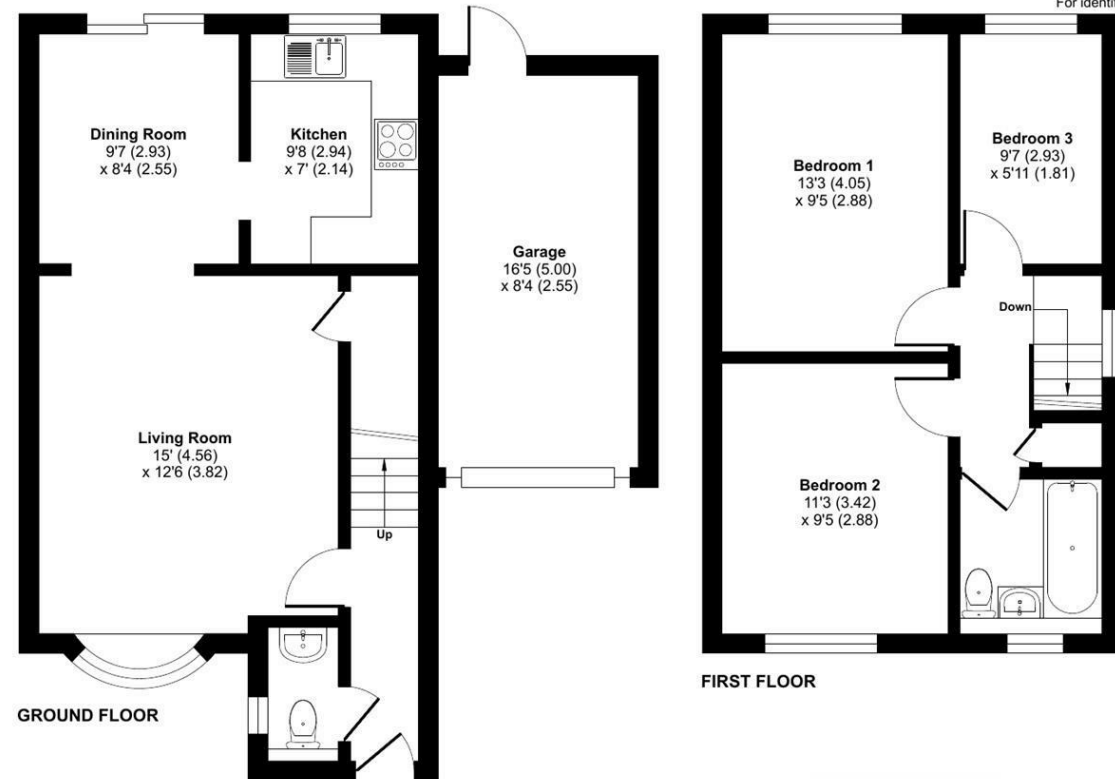
# Wantage Road, College Town, Sandhurst, GU47

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). © ntechcom 2025. Produced for Waterfords. REF: 1346504

**Waterfords**  
Residential Sales & Lettings

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) <b>A</b>		
(81-111) <b>B</b>		
(55-80) <b>C</b>		
(35-54) <b>D</b>		
(19-34) <b>E</b>		
(1-18) <b>F</b>		
(1-18) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

35 Plough Road  
Yateley  
Hampshire  
GU46 7UW  
01252 870222

yateley@waterfords.co.uk