



Constable Way | College Town | Sandhurst | GU47 0FE

£600,000

Freehold

*Waterford's* W  
Residential Sales & Lettings

Constable Way | College Town  
Sandhurst | GU47 0FE  
£600,000

This spacious four-bedroom, three-reception-room detached home is in excellent condition throughout, set in a sought-after location with a south-facing garden and ample driveway parking.

- Four generous bedrooms
- Open plan kitchen/diner
- Re fitted four piece bathroom
- Walking distance of local amenities
- Southerly aspect garden
- Driveway parking with a fitted EV charger
- Study and utility
- Excellent condition throughout

## Location

A popular residential location offering easy access to local schools and amenities. Constable Way is located within a five-minute walk of the large Marks and Spencer and Tesco at the Meadows. The property falls within a short drive of excellent road links via the A331 and M3 and travel links via bus routes and Blackwater train station.

## Description





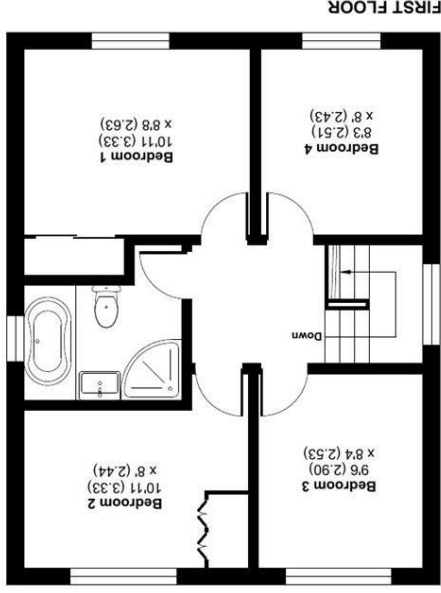
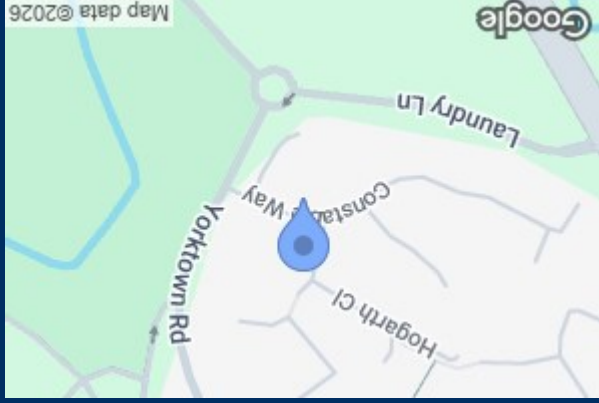
Set on a significantly larger than average plot and just a short stroll from The Meadows Shopping Centre, this beautifully refurbished four-bedroom detached home is perfect for growing families.

The thoughtfully updated interior features an entrance hall, a modern refitted WC, a spacious 18' living room with a bay window, and a stunning 19' open-plan kitchen/dining room with direct access to the rear garden. A separate utility room and a dedicated study add to the practicality and appeal of the ground floor.

Upstairs, you'll find four generous bedrooms, and a stylish refitted four-piece family bathroom.

Outside, the property offers ample driveway parking with a fitted EV charger., a superbly spacious south-facing rear garden, and two large storage areas—one located at the rear with power and lighting, and another to the side of the home.

Additional highlights include an updated boiler and Karndean flooring throughout the ground floor, complete with a lifetime guarantee.



| Energy Efficiency Rating                                                                                                             |                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> | <p>Very energy efficient - lower running costs</p> <p>A</p> <p>187 kWh</p> <p>106 kWh</p> <p>C</p> <p>155 kWh</p> <p>D</p> <p>129 kWh</p> <p>F</p> <p>121 kWh</p> <p>G</p> <p>120 kWh</p> <p>Higher running costs</p> |
| <p>82</p>                                                                                                                            | <p>58</p>                                                                                                                                                                                                             |
| <p>Excluded</p>                                                                                                                      | <p>Climate</p>                                                                                                                                                                                                        |

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