



## Two Bedroom Detached Bungalow

**Branksome Hill Road, College Town, Sandhurst, Berkshire, GU47 0QF**

Guide Price: £400,000 *Freehold*

- Two Double Bedroom Detached Bungalow
- Modern Fitted Bathroom
- Living Room with Log Burner
- Modern Fitted Kitchen/Breakfast Room
- Driveway and Tandem Garage
- Modern Fitted Cloakroom
- No Onward Chain
- EPC: D (58)



## Description

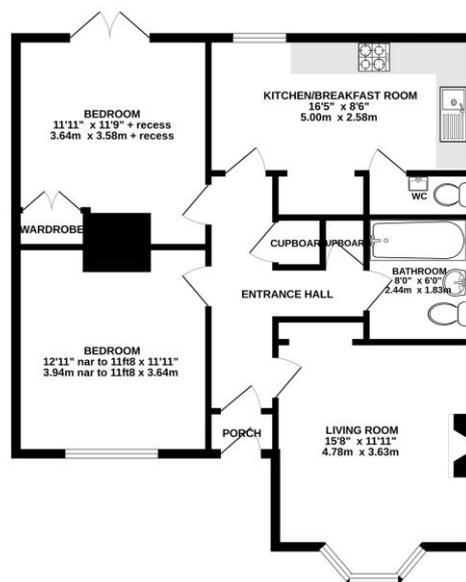
Located within a popular road in Collage Town is this well presented two double bedroom detached bungalow. Set within easy access to the local shops of Owlsmoor and Sandhurst as well as local schools, the Meadows and travel links. The property offers a modern fitted kitchen/breakfast room, refitted bathroom, double glazing and gas heating, separate modern cloakroom, bay fronted living room with log burner, enclosed rear garden, tandem detached garage and driveway parking, NO ONWARD CHAIN.

## Outside

The rear garden consists of a lawned area, slab patio and hardstand, pathways, wood pergola, two access gates all enclosed by wood panel fencing. The front is laid to lawn, with flowers, a shrub bed, brick boundary wall and a path to side and front door. The garage is detached with an up and over door with a side aspect door that leads to the garden.

## Floorplan

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with reference to them.



TO ARRANGE A VIEWING PLEASE CONTACT:

Tel: **01344 962150** or Email:



Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.