



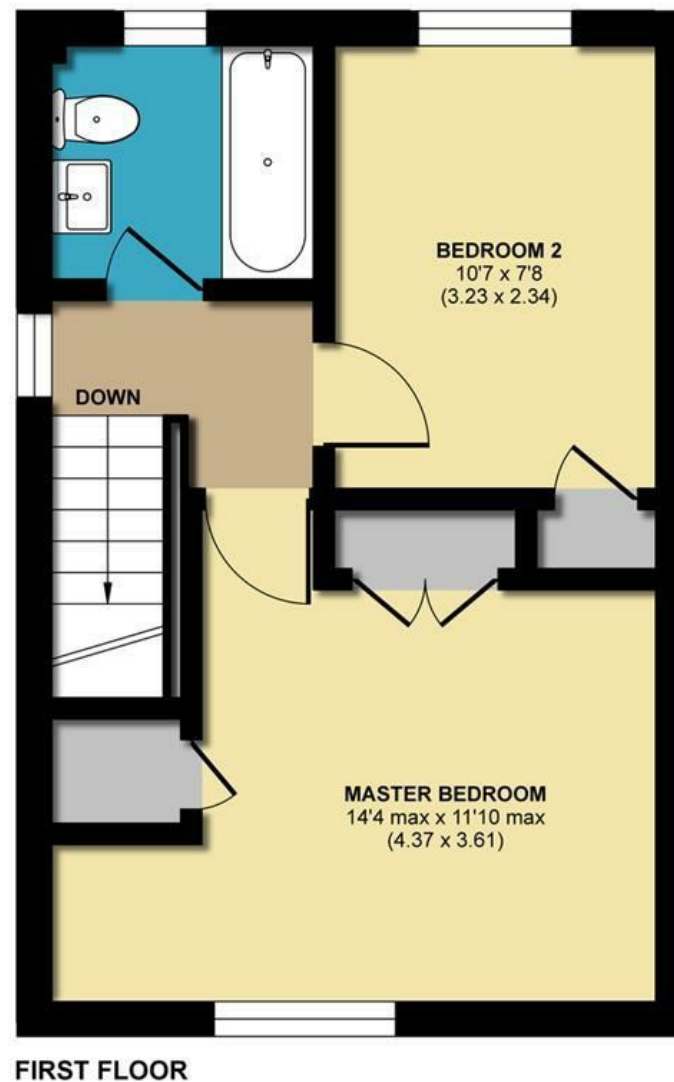
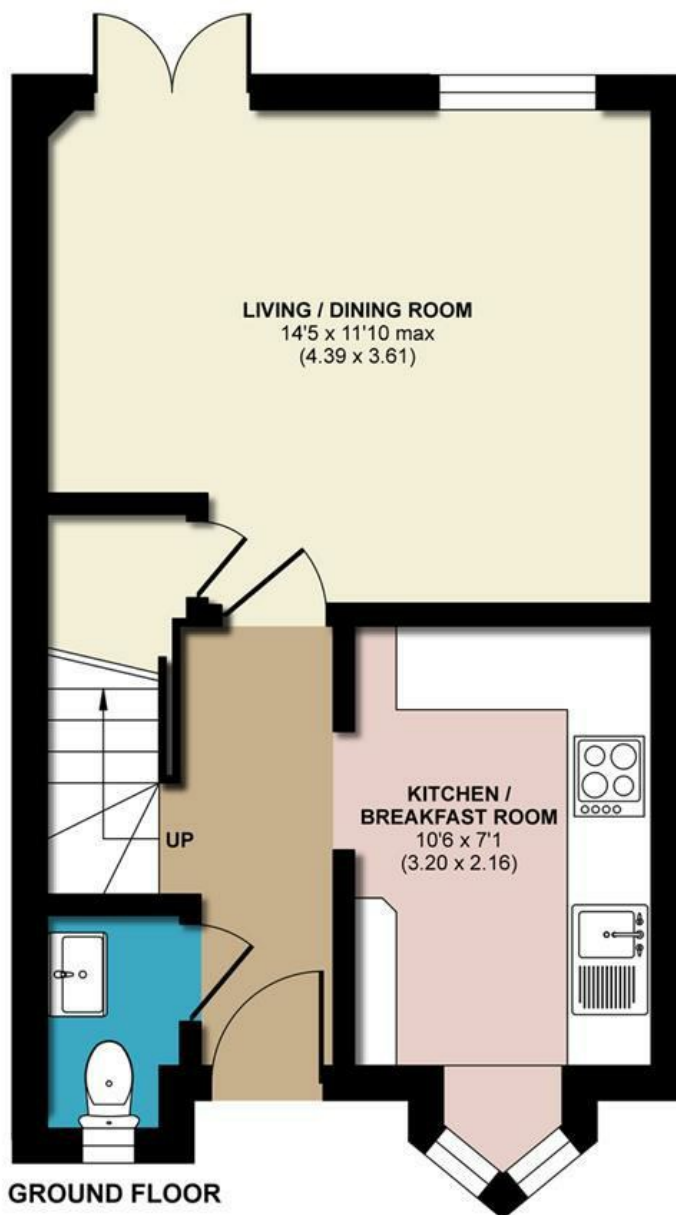
60, Academy Place, Sandhurst, Berkshire, GU47 0AB

£325,000
Freehold

Academy Place, College Town, Sandhurst, GU47 0AB

Approximate Area = 668 sq ft / 62 sq m

For identification only - Not to scale





Located in a pleasant quiet cul-de-sac, a modern two bedroom semi detached home with driveway parking for two vehicles and a cloakroom. Further accommodation includes a fitted kitchen, a good sized living/dining room, a lovely refitted family bathroom and two double bedrooms. Further features include double glazed uPVC windows and doors, gas radiator heating and a delightful southerly aspect rear garden.

- Lovely setting and driveway parking
- Ideally located for shops and countryside
- Fitted wardrobes to both bedrooms

Situation

Situated in the desirable area of College Town and within easy reach of neighbouring Camberley and Crowthorne. Academy Place is a desirable small cul-de-sac with a variety of shops, eateries and the Meadows Superstore all within close proximity. There are also many pleasant woodland walks to include Shepherd Meadow and the ever popular Swinley Forest which is also within easy access providing a great recreational space for walkers and cyclists.

Outside

To the front is driveway parking for two vehicles. The rear garden is of a private nature and fully enclosed by a combination of panel fencing and hedging. There is a wooden decked area which steps down to the remainder mainly laid to lawn.

Energy Performance Rating

C

Council Tax Band

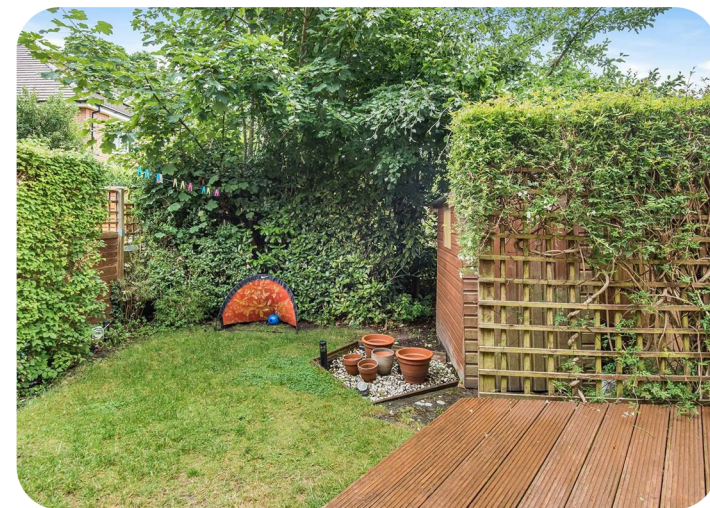
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Local Authority

Bracknell Forest Borough Council

Directions

At the Rackstraws cross roads proceed onto Yorktown Road heading towards Camberley. Take the third left into College Road and then the third right into Academy Place. The property will be found shortly on the right hand side.



Residential Sales and Lettings

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N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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