



ROAD MAP

HYBRID MAP

TERRAIN MAP

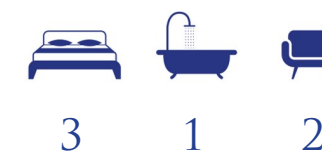


BRANKSOME HILL ROAD, COLLEGE TOWN GU47  
OFFERS IN EXCESS OF £375,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		62	69
		EU Directive 2002/91/EC	





## MAIN FEATURES

- Semi Detached Chalet-Style Bungalow
- Well Presented
- Sizeable Plot
- Garage/Workshop
- Close To Local Amenities
- Three Double Bedrooms
- Refitted Shower Room
- Driveway Parking & Carport
- Well Maintained Front & Rear Gardens
- Close To Local Schools

## FULL DETAILS

### Porch

Enter via door and carpet flooring.

### Hallway

Enter via door, airing cupboard and carpet flooring.

### Kitchen

Range of base and eye level units, four ring hob, extractor fan, oven/grill, boiler and space for; washing machine and fridge/freezer. Serving hatch and laminate flooring.

### Living Room

Gas fireplace with brick surround, carpet flooring and sliding door leading to the garden. Stairs leading to the first floor.

### Dining Room

Dual aspect and carpet flooring.

### Bedroom Two

Dual aspect, wardrobes, cupboards, dressing table and carpet flooring.

### Bedroom Three

Front aspect and carpet flooring.

### Shower Room

Shower cubicle, low level WC, wash hand basin, heated towel rail, tiled walls and linoleum flooring.

### Bedroom One

Bay window, eave storage units and cupboard, desk, shelving and carpet flooring.

### To The Side

Carport, access to the garage and access to the front of the property.

### Garage/Workshop

Power, lighting and up and over door.

### To The Rear

Sizeable garden which is mainly laid to lawn with patio area. Brick flowerbeds, mature shrubs, pond, sheds and greenhouse.

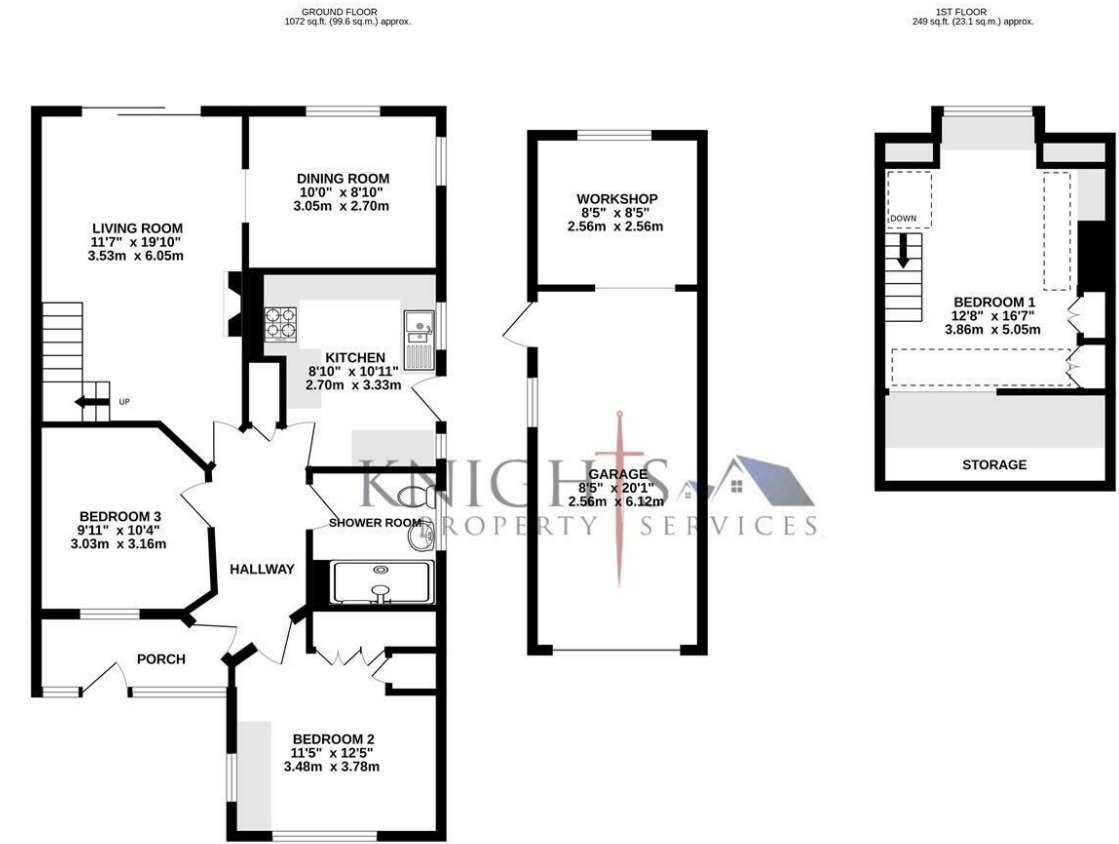
### To The Front

Driveway parking, well maintained front garden, gate and path leading to the front door.

### Council Tax

Band D.

## FLOORPLAN



TOTAL FLOOR AREA: 1321 sq.ft. (122.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## BRANKSOME HILL ROAD, COLLEGE TOWN GU47

KNIGHTS PROPERTY SERVICES \*\*NO ONWARD CHAIN\*\* Nestled along Branksome Hill Road in College Town, is this chalet-style semi detached bungalow. This well presented spacious property is situated on an impressive plot size and is being sold with no onward chain. There are two reception rooms to the ground floor along with a kitchen, two double bedrooms and a refitted shower room. Venturing to the first floor, you will discover a large double bedroom, complete with a variety of fitted storage. The property is further enhanced by a carport and a garage, equipped with power and lighting, offering ample storage with a workshop. Externally the property continues to impress with a sizeable rear garden, well maintained front garden and driveway parking. Sandhurst boasts a variety of amenities, including the Meadows shopping centre, memorial park and Swinley Forest. Additionally, the property benefits from excellent commuter links and good access to local schools. This chalet-style bungalow is a rare find so don't miss the opportunity to make it your own.