







### Key Features:

- Generous end terrace property
- Variety of character features
- Three reception rooms
- Walk-in bay windows
- Feature fireplace
- Kitchen with utility
- Good sized bedrooms
- Bathroom and separate cloakroom
- Enclosed garden
- On-road parking



### The Property

This end terrace property offers an array of character features, and a variety of reception spaces. An inviting entrance hall leads into the home, with stairs rising to the first floor. A bay fronted lounge offers a feature fireplace, whilst two further reception rooms include a separate dining room and a flexible study/games room. The kitchen benefits from plenty of storage along with a utility. Upstairs, two double bedrooms feature a generous bay fronted master. There is a separate cloakroom alongside a bathroom, presenting potential to open it up, creating a spacious family bathroom (STPP).



### The Grounds

This end terrace presents a mainly lawned, enclosed rear garden offering a seating area. On-road parking is available nearby on a first-come, first-served basis.

### Location

A commuter town set off the A331, with road links to the M3, A31 and M25. Aldershot station serves London Waterloo, Alton, Ascot and Guildford, all in under an hour. Ongoing regeneration provides a choice of leisure facilities; a lido and sports centre, along with two theatres, a cinema and a choice of high street shops, restaurants and parks.

### Agent's Comment

"This is a lovely family home with potential to enhance and personalise, offering character features throughout, plenty of living space and close to the town centre."

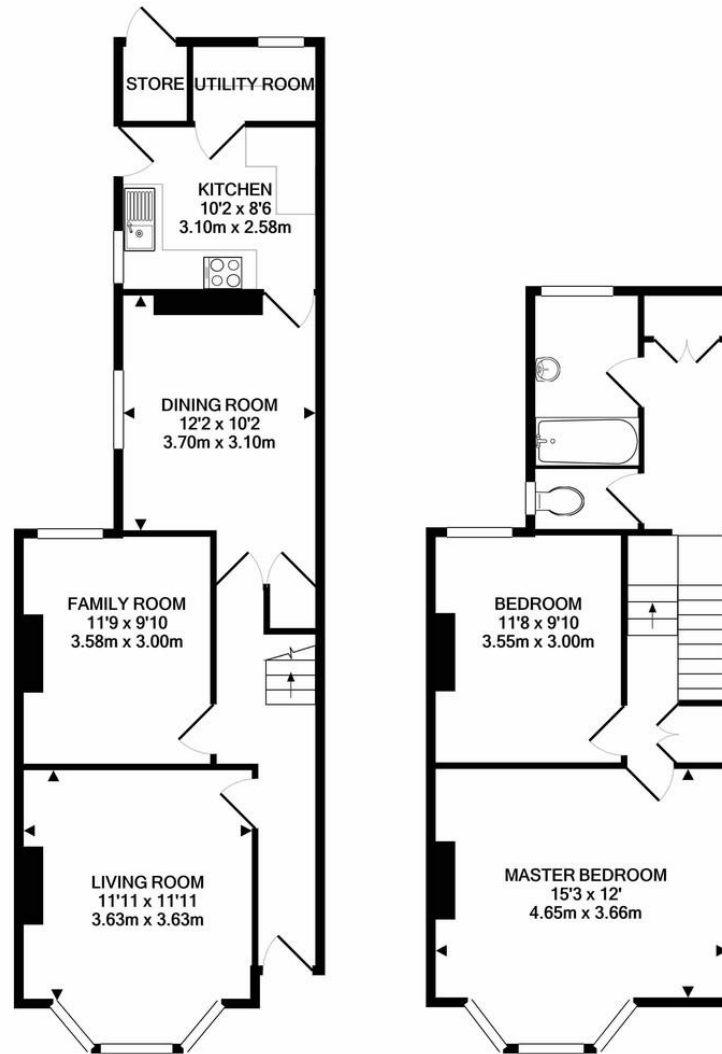
### Recent Trustpilot Review

"As first time buyers, our experience with Mackenzie Smith was excellent right the way through the process. We would highly recommend them and wouldn't hesitate to use both again in the future."

### Energy Efficiency Rating

Current: E | Potential: C





GROUND FLOOR  
APPROX. FLOOR  
AREA 604 SQ.FT.  
(56.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 488 SQ.FT.  
(45.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1093 SQ.FT. (101.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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