





Key Features:

- Substantial family home set across three floors
- Notably finished, in good order throughout
- Four good sized double bedrooms
- Bathroom, shower room, en suite and cloakroom
- Modern fitted kitchen
- Open plan space with French doors and wooden flooring
- Detached garage with ample driveway parking
- Well proportioned rear garden with sociable spaces
- Good road links to the M3 & M25
- Easy reach of the mainline station linking to London Waterloo

Please visit our website to see our current guidelines on Covid 19.

THE PROPERTY

This substantial modern detached home features notably finished family living across three floors. An entrance hall leads into the home, finished with genuine wooden flooring, flowing through into generous open plan living space. A front lounge presents a large bay window, open plan to a dining room with wide French doors onto the garden patio. The dining room provides the option to recreate a separate reception space, also linking to the modern fitted kitchen. The kitchen is finished with ceramic flooring, offering a rear aspect and door to the garden, along with an integrated gas hob, electric oven and an extractor. A refitted cloakroom further complements the ground floor. Four good sized double bedrooms feature a generous master suite across the top floor, benefitting from a shower room with ceramic floor tiling, accessed via the landing. A second bedroom offers refitted en suite shower, with the remaining bedrooms served by a generous family bathroom.



THE GROUNDS

A larger than average rear garden features with this home, offering plenty of interest, with entertainment areas of patio, decking, shingle, bark and lawn. A sun spot offers a good degree of privacy, whilst raised flower beds complement the outside spaces. Access is provided to both sides of the home, with one side conveniently enclosed with fencing, ideal for dogs. A detached garage with power includes ample driveway parking.

LOCATION

This family home is within easy walking distance of North Town's local shops and within easy reach of Aldershot station, serving London Waterloo, Reading, Basingstoke and Guildford, all in under an hour. A commuter town set off the A331, with commuter links to the M3, A31 and M25. Ongoing regeneration provides a choice of leisure facilities; a lido, sports centre and ice rink, along with two theatres, a cinema and a choice of high street shops, restaurants and parks.

AGENT'S COMMENTS

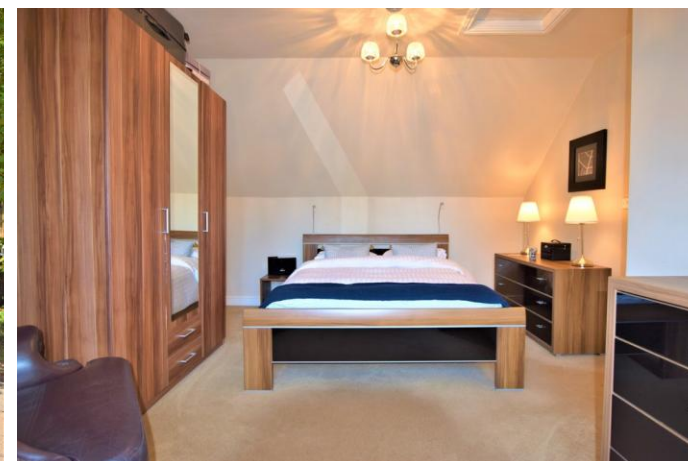
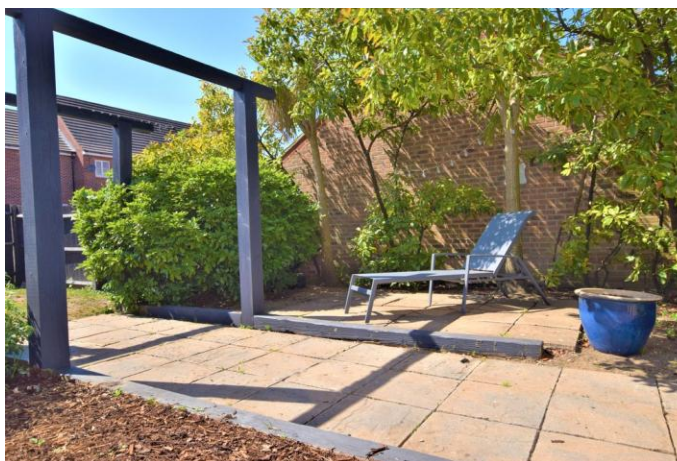
"An opportunity to purchase a great sized, four bedroom home, in fantastic condition and perfect for a family."

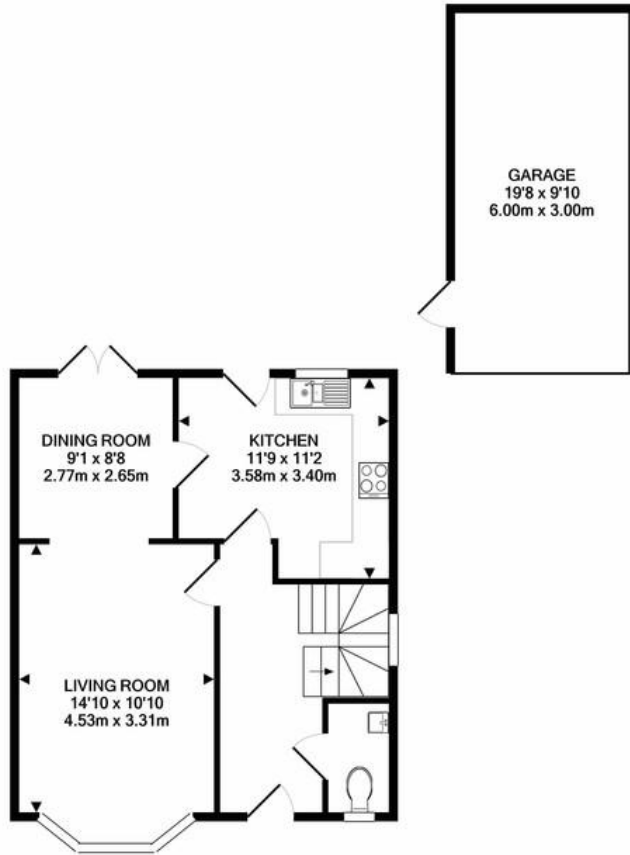
RECENT TRUSTPILOT REVIEW

"The excellent and professional service by Nick was outstanding. He helped me every step of the way and was very informative and helpful. One of the best services I have ever had to date, highly highly recommend."

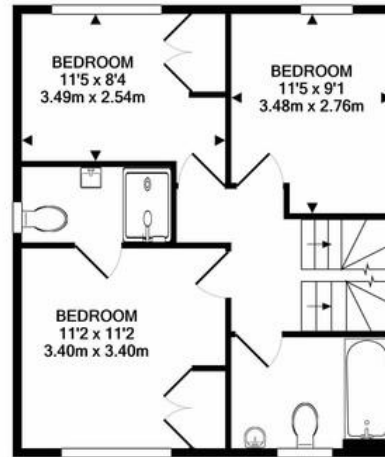
ENERGY EFFICIENCY RATING

Current: C | Potential: B

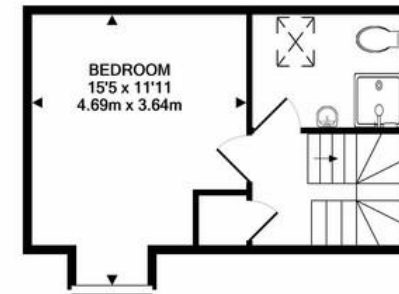




GROUND FLOOR
APPROX. FLOOR
AREA 693 SQ.FT.
(64.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 274 SQ.FT.
(25.4 SQ.M.)

SQFT INC GARAGE
TOTAL APPROX. FLOOR AREA 1453 SQ.FT. (135.0 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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