



Three Bedroom Semi-Detached House

Ash Road, Aldershot, Hampshire, GU12 4EY

Guide Price: £350,000

- Three Bedrooms
- Two Reception Rooms
- South Facing Rear Garden
- Double Garage to Rear
- Planning Permission Granted - 23/00844/PDCPP
- Air Source Heat Pump
- 0.9 Miles to Train Station
- EPC: D (63)



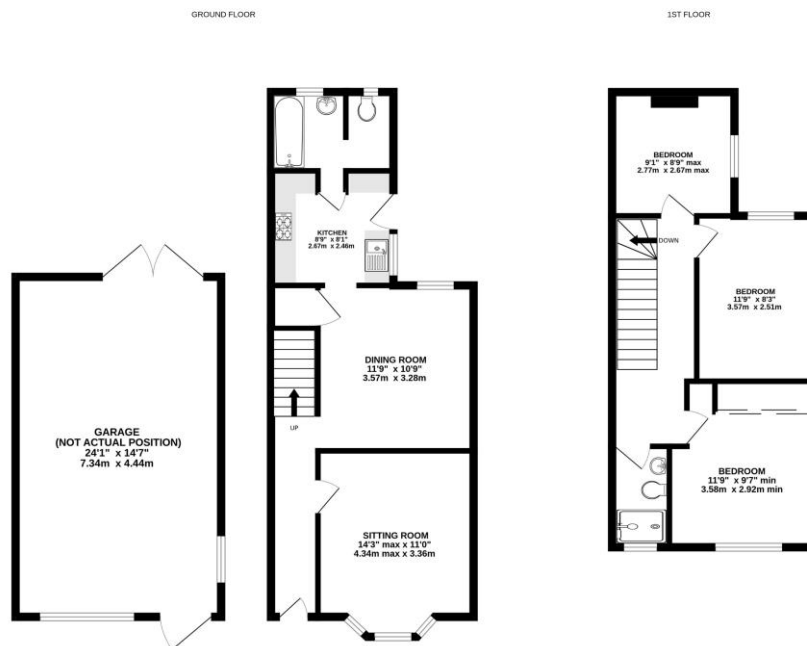
Description

Benefitting from a double garage to the rear is this three bedroom semi-detached family home, which has planning permission granted for a single story extension with a loft conversion. The current accommodation comprises a bay fronted living room, with a separate dining room adjacent. This leads to the kitchen, giving access to the downstairs bathroom as well as leading out to the south-facing rear garden. To the first floor are three bedrooms, two of which are doubles, in addition to a refitted shower room. Having undergone a number of improvements - such as the installation of an air source heat pump and updated windows to the front of the property - the plans for further development of the property can be found with this reference - 23/00844/PDCPP. Positioned less than a mile from the train station, which offers direct links to London Waterloo, this property is also within walking distance of popular schools.

Outside

There is a small front garden with steps leading up to the front door of the property, which is set back with a storm porch. There is gated side access from the front. To the rear of the property there is a double garage, which has lighting and power as well as an access from the rear garden. The garden itself is south-facing and a generous size. There is also currently paving to the immediate rear of the house, with a pathway through to the bottom of the garden. The remainder is laid to lawn.

Floorplan



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 operation or efficiency can be given.
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To arrange a viewing please contact:

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