



## Three Bedroom Semi-Detached House

Rowhill Avenue, Aldershot, Hampshire, GU11 3LP

Guide Price: £500,000

- Simply Stunning Three Bedroom Family Home
- Established Generous Garden
- Utility Room and Downstairs Cloakroom
- New Fitted High Gloss Kitchen
- Media Wall and Roof Lantern
- Garage and Driveway Parking
- Overlooking Rowhill Nature Reserve
- EPC: D (62)



## Description

Are you looking for a lifestyle with peace and tranquillity? Situated on the fringes of "Rowhill Nature Reserve", this family home has been the subject of many improvements and can be seen in abundance throughout. Set over two floors and with internal accommodation presented in an exceptional order throughout. The property benefits from three bedrooms and two reception rooms - as well as a wow factor kitchen and family room. You will find a further room featuring a downstairs cloakroom and utility room. The ground floor boasts a welcoming entrance, where you are first greeted with a stylish lounge, featuring a media wall - leading to a further reception room with access to the utility room and downstairs cloakroom. The kitchen is the heart of this family home, boasting an island in the centre with the added features of a roof lantern and bi-folding doors, opening onto a porcelain tiled patio. Upstairs, you have a principal bedroom with a further two bedroom and a newly fitted family bathroom. The property further benefits from a secluded established idyllic garden, with driveway parking and a garage. Located just 1.2 miles from the train station, which offers direct links to London Waterloo, this exceptional family home is also within walking distance of popular schools and Rowhill Nature Reserve. Rowhill Nature Reserve covers 55 acres on the Aldershot/Farnham border and was once part of a private estate that produced timber and bricks.

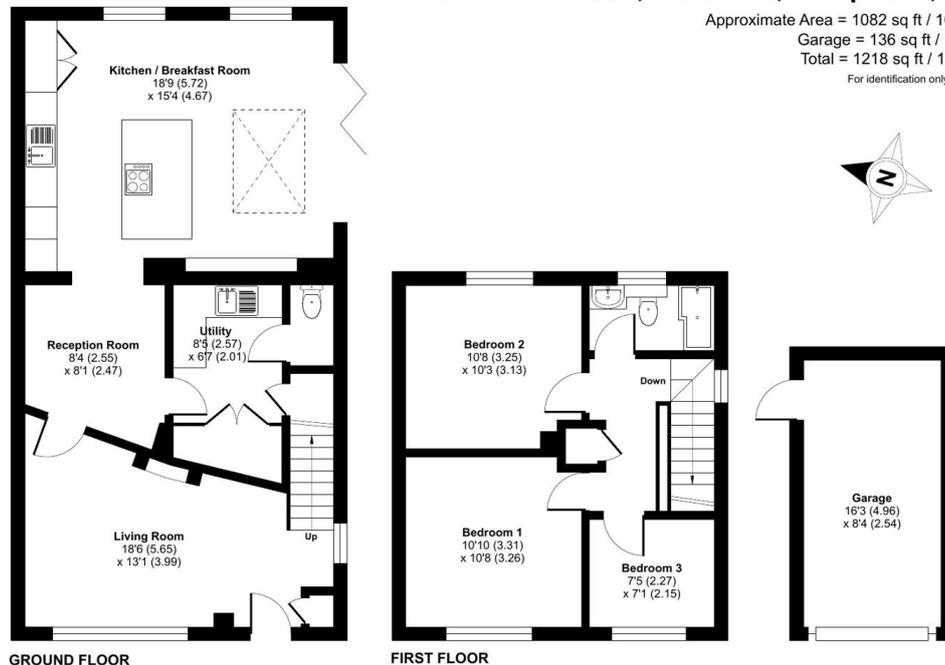
## Outside

Positioned on a generous plot, you can find a driveway to the side with a garage. The property offers an attractive rear garden incorporating an area of lawn, patio perfect for entertaining in the summer evening sun. The garden provides a good degree of privacy and seclusion.

## Floorplan

### Rowhill Avenue, Aldershot, Hampshire, GU11

Approximate Area = 1082 sq ft / 100.5 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1218 sq ft / 113.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bridges Estate Agents. REF: 1243239



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