



Three Bedroom Detached House

Laurel Gardens, Aldershot, Hampshire, GU11 3TQ

Offers in excess of: £500,000 *Freehold*

- Three Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Downstairs Cloakroom
- Landscaped South Facing Garden
- Driveway and Garage
- Cul-de-Sac Location
- EPC: D (67)



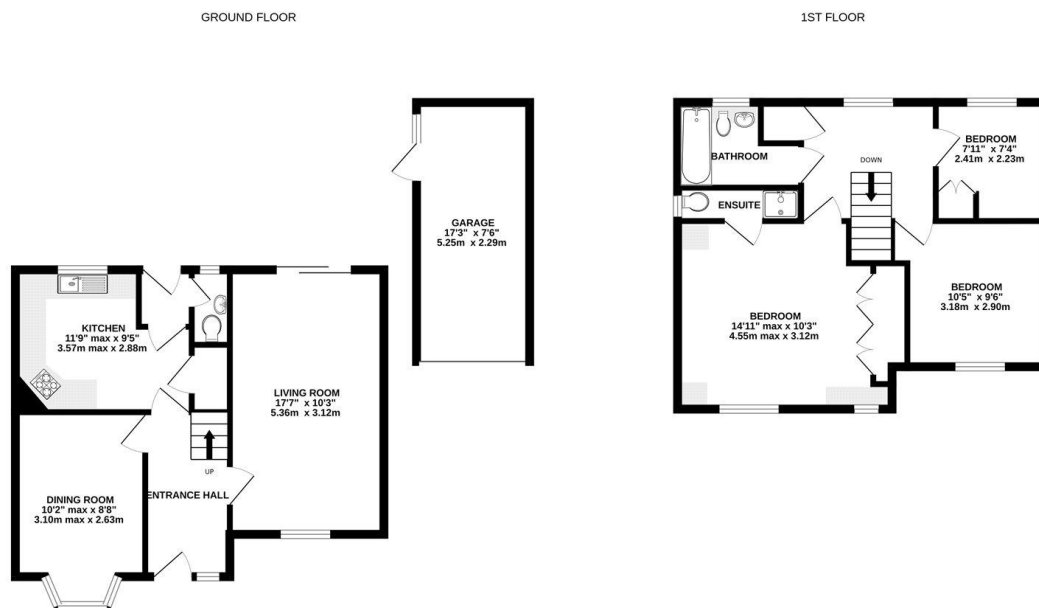
Description

A superb family home, which is situated on a corner plot at the end of a cul-de-sac, within walking distance to both Aldershot and Farnham schools. Wonderfully presented throughout, the ground floor accommodation has an entrance hall which leads to a front reception room to either side. To one side is the lounge, which covers the depth of the house and has patio doors to the garden - the dining room is to the other side and is bay fronted. Adjacent to the dining room is the kitchen, which gives access to a lobby area out to the garden and also to a downstairs cloakroom. To the first floor are three bedrooms, two of which are doubles with built in storage. The primary bedroom benefits from an en suite shower room, whilst the family bathroom is also upstairs. Both washrooms have been refitted. Positioned less than a mile from the train station, which offers direct links to London Waterloo, there is also easy access to the A331 which provides access to the M3, A3 and M25. In addition to this, the property is close to shops and dog walking routes.

Outside

The driveway for the property is to the side, with a detached garage and gated side access to the garden. The garden itself is south facing and has undergone much improvement, with a recently laid patio extended across the immediate rear of the house and to the back entrance to the garage. There is a flat laid to lawn section in addition to flowerbeds, which boasts an array of colour in season. The garage has lighting and power, in addition to extra storage due to the pitched roof.

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 operability or efficiency can be given.
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