



## Three Bedroom Semi-Detached House

**Churchill Avenue, Aldershot, Hampshire, GU12 4JR**

Guide Price: £525,000

- Three Bedroom Semi-Detached House
- Three Reception Rooms
- Driveway Parking
- Established Idyllic Garden
- Well Sought After Location
- Must be Seen to be Appreciated
- Cul-de-Sac Location
- EPC: D (60)





## Description

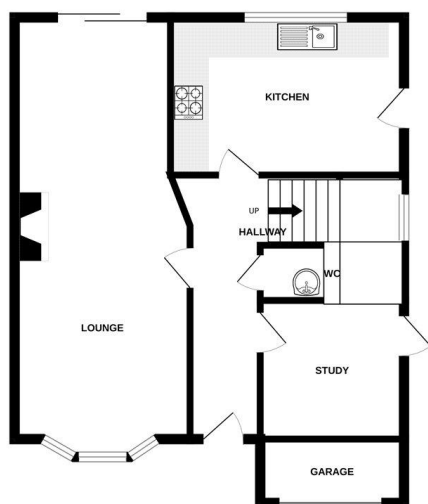
A semi-detached family home positioned in one of Aldershot's most sought after locations. The home is set over two floors and with internal accommodation presented in good order throughout. The property benefits from three bedrooms and two reception rooms - alongside a garage that has been converted into a further reception room. There is also driveway parking. The ground floor boasts a welcoming entrance hall, which leads you to both the main lounge and dining room or kitchen, with a further reception room and a utility room - as well as a cloakroom. From the dining area, there are French doors opening onto a covered steel pergola, ideal for entering all year round. The first floor offers three bedrooms, and a family bathroom. This family home is located just 0.5 miles from the train station which offers direct links to London Waterloo. This exceptional family home is within walking distance of popular schools and Manor Park Conservation Area.

## Outside

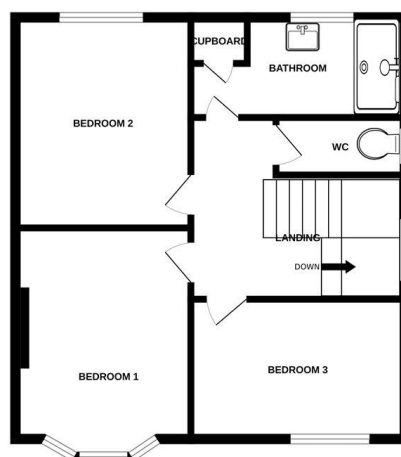
Positioned on a generous plot, you can find a driveway to the front and side with a garage. The property offers an attractive rear garden incorporating an area of lawn, a steel pergola perfect for entertaining, and is enclosed by mature hedging and fencing. The garden provides a good degree of privacy and seclusion, with established trees, plants and shrubs. There is also the additional benefit of a wooden potting shed, a landscaped green house and a raised vegetable bed.

## Floorplan

GROUND FLOOR



1ST FLOOR



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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**TO ARRANGE A VIEWING PLEASE CONTACT:**  
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