



## Five Bedroom Detached House

**Rowhill Avenue, Aldershot, Hampshire, GU11 3LS**

Price: £650,000 *Freehold*

- Five Bedroom Family Home
- Situated in Rowhill Conservation Area
- Idyllic Established Gardens
- No Onward Chain Complications
- Garage and Driveway Parking
- Must be Seen to be Fully Appreciated
- Rare Opportunity to Purchase
- EPC: D (62)



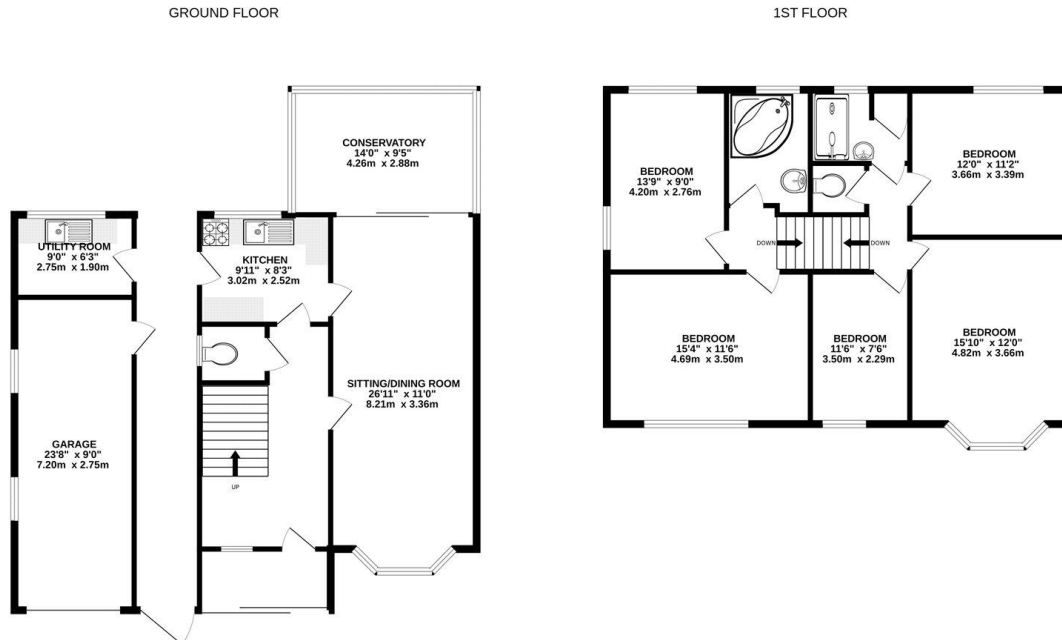
## Description

Are you looking for a lifestyle with peace and tranquillity? Situated on the fringes of "Rowhill Nature Reserve", this family home has been in the family for over forty years, a rare opportunity for any potential buyer. Set over two floors and with internal accommodation perfect for any potential buyer to add their own personal stamp to. The property benefits from five bedrooms, open plan living accommodation and two bathrooms - as well as a garage, a downstairs cloakroom and a utility room. The property further benefits from a secluded, generous established idyllic garden, with driveway parking and a garage. Located just 0.9 miles from the train station, which offers direct links to London Waterloo, this exceptional family home is also within walking distance of popular schools for children of all ages. 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

The property offers an attractive generous rear garden incorporating an area of lawn, patio 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. The property has further scope to extend (STPP) as it is positioned on a generous plot.

## 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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**TO ARRANGE A VIEWING PLEASE CONTACT:**  
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