



BRIDGE ROAD | ALDERSHOT


**Platinum
Homes**
BY BRIDGES



The Property

Situated on the Aldershot/Farnham borders, this detached family home occupies a plot approaching a quarter of an acre and boasts a superb open plan kitchen/dining area with bi-folding doors to the rear garden.

The layout lends itself perfectly to entertaining with two separate reception rooms (one of which has a log burner stove) that both offer access to the 33' kitchen running the width of the rear of the property. This light and airy space has an island, space for table/chairs, and another log burner. Additionally, there is a study/bedroom four which leads to a downstairs shower room with a utility area and cloakroom completing the space.

To the first floor there are three double bedrooms and a family bathroom, with potential to extend into the loft (STPP). There are numerous nearby amenities and schools with the mainline station also within close distance.



Outside

Located on a 0.22 acre plot, the rear garden is mainly laid to lawn with an area for entertaining adjoining the rear – a covered area with a pitched roof and space for a hot tub and other garden furniture. There is also a generously sized shed/workshop to the rear with additional storage.

To the front is driveway parking for multiple vehicles.



Features

- Three/Four Bedrooms
- Three Reception Rooms
- Two Bath/Shower Rooms
- Two Log Burners
- 33' Kitchen/Dining Room
- 0.22 Acre Plot
- Close to Amenities/Schools
- EPC: C (73)
- Council Tax Band: E

Contact

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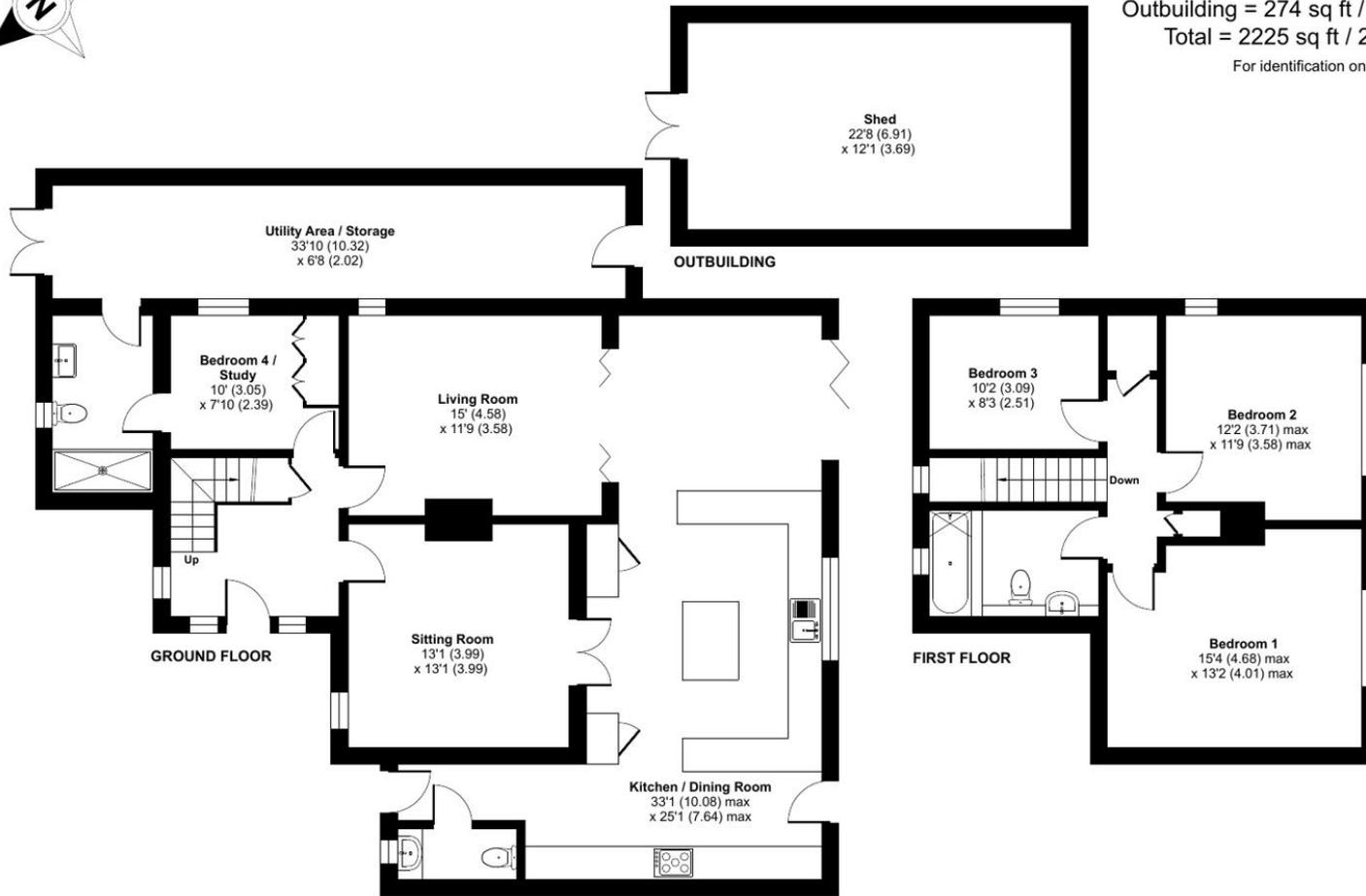
Approximate Area = 1727 sq ft / 160.4 sq m

Utility Area / Storage = 224 sq ft / 20.8 sq m

Outbuilding = 274 sq ft / 25.4 sq m

Total = 2225 sq ft / 206.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477



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