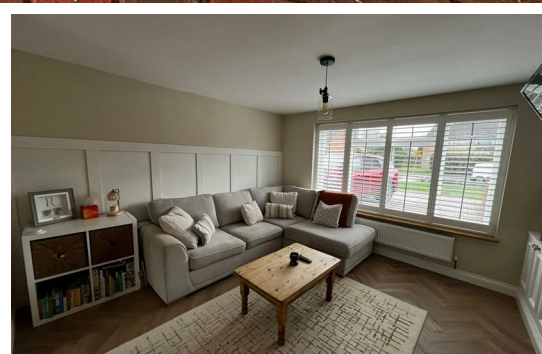




**3 Bed  
House  
located in Aldershot**



Tongham Road  
Aldershot  
Aldershot  
GU12 4AR



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Asking price £445,000

Welcome to this charming house located on Tongham Road in Aldershot. This delightful property boasts a well-designed layout, offering a generously sized reception room that provides a warm and inviting space for relaxation and entertainment. With three spacious bedrooms, this home is perfect for families or those seeking extra room for guests or a home office.

The property features a modern bathroom, ensuring comfort and convenience for all residents. Spanning an impressive 936 square feet, the house has been fully modernised throughout by the present vendors, showcasing contemporary finishes and thoughtful design choices that enhance its appeal.

Situated close to local parks and amenities, this home offers the perfect balance of tranquillity and accessibility. Residents will enjoy the convenience of nearby shops, schools, and recreational facilities, making it an ideal location for both families and professionals alike.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss the chance to make this lovely house your new home.

### Entrance Hall

Luxury vinyl wood effect flooring , Panelled walls, Double radiator, stairs to first floor.

Door to :

### Kitchen

11'3" x 8'11"

Fitted with a superb range of modern wall and base units, Butler sink with Victorian style mixer taps, wooden worktop, tiled splashback, built in electric oven and 5 ring gas hob with extractor hood over, Luxury vinyl wood effect flooring , UPVC double glazed window to rear garden,,integrated washing machine, integrated tumble dryer, integrated fridge freezer

### Lounge Area

11'11" x 12'9"

Luxury vinyl wood effect flooring , UPVC window to Front with wooden shutter blinds, Double radiator, fitted units complimenting media wall

### Dining area

9'7" x 9'1"

UPVC double doors to rear garden, Luxury vinyl wood effect flooring , Double radiator

### Stairs to first floor

#### Bedroom 1

11'11" x 12'9" max

UPVC window to front, Range of modern fitted wardrobes and drawer units, Double radiator,

#### Bedroom 2

9' x 12'9" max

UPVC Double glazed window to rear, Panelled walls, Double radiator

#### Bedroom 3

8' x 8'7"

UPVC double glazed window to front, Double radiator, Built in cupboard

### Bathroom

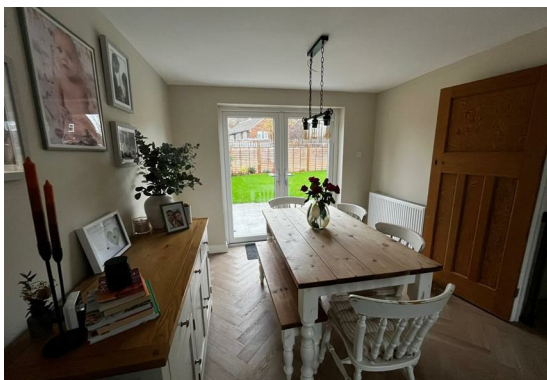
Double aspect with UPVC windows to side and rear, Tiled floor, Victorian style bath with freestanding victorian style mixers, Sink mounted on vanity unit, part tiled walls, WC with concealed cistern, Fully tiled shower cubicle, Victorian style double radiator.

### Rear Garden

Approximately 60 x 60 ft rear garden on extra wide plot , with large patio area with pergola, Wooden built shed, Hardstanding for caravan/boat , Outside tap

### Front

Recently block paved front drive offering parking for 3 cars



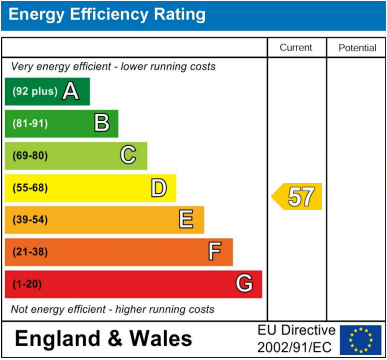
- 3 bed semi detached house
- Gas Central Heating
- Newly fitted UPVC windows throughout
- Through Lounge /Diner
- Fully modernised throughout
- Parking for 3 cars
- Additional hardstanding for Caravan/Boat
- Luxury bathroom suite
- Located near local park and amenities





Tongham Road, Aldershot, Aldershot, GU12 4AR





DIRECTIONS

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