



Selbon

Residential sales & lettings

Hope Grants Road, Wellesley, Aldershot,
Hampshire, GU11 4AN

Offers over £475,000 Freehold

3 2 2 B

01252 979300
Selbonproperty.co.uk

- Three Bedroom Family Home
- CarPort Offering Sheltered Parking
- High Spec Kitchen With Integrated Appliances
- Principal Bedroom With Fitted Wardrobes
- South-West Facing Rear Garden
- Still Benefitting From NHBC Warranty
- Downstairs Cloakroom
- Spacious 30 Foot Reception Room
- Four Piece En-Suite Bathroom
- Close To Aldershot Town Centre

Selbon Estate Agents are delighted to welcome to the market this impressive three bedroom family home, located within the popular Gun Hill Park development in Aldershot.

Built by well regarded home builders Weston Homes in 2021 and still benefitting from NHBC warranty, this family home is ideal for anyone looking for that elegant finish to a home with excellent commuter links.

The current school catchment areas include: The Cambridge Primary School and Alderwood School.

Stepping inside, you'll find yourself in the hallway which gives access to a downstairs cloakroom and a beautifully presented open plan living/kitchen/dining room spawling through the property offering over 30 feet in reception space. This dual aspect heart of the home is in excellent decorative condition, with polished wooden flooring throughout the downstairs accommodation. The kitchen features a full range of Zanussi integrated appliances, including a Fascino instant boiling water tap, fridge freezer, dishwasher, washer/dryer, oven, electric hob and over head extractor fan.

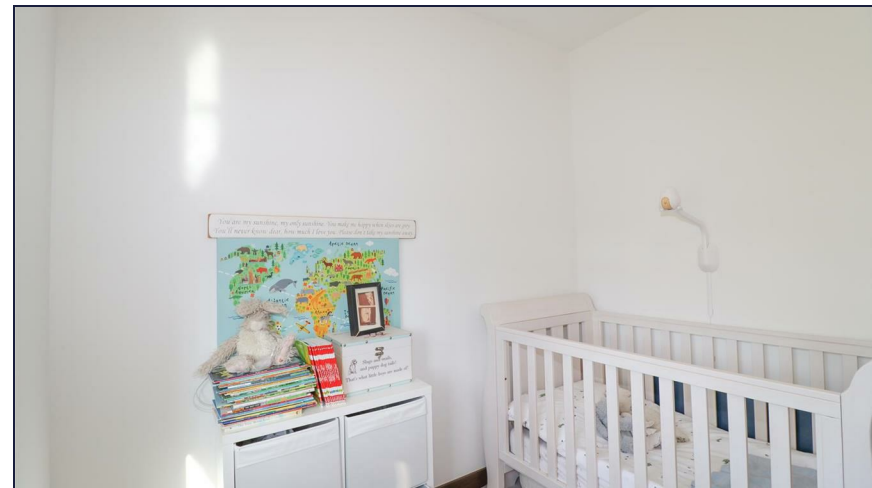
Stepping upstairs there is three great sized bedrooms, with the principal bedroom benefitting from fitted wardrobes and an en-suite four piece bathroom with a Fascino Smart Shower, Fascino Smart bathtub, toilet and wash basin with smart taps. The family bathroom is finished to the same standard, with a Fascino smart bathtub.

Outside, there is a car port which can accommodate multiple vehicles. There is a gate at the back of the carport which gives access to the rear garden. The garden makes for an ideal spot for al fresco dining on a spacious patio, finished with sleepers rising onto the south-west facing lawn, enjoying beautiful views over Gun Hill Park.

We have been advised by the owners there is an annual charge of £x towards the maintenance of the development.





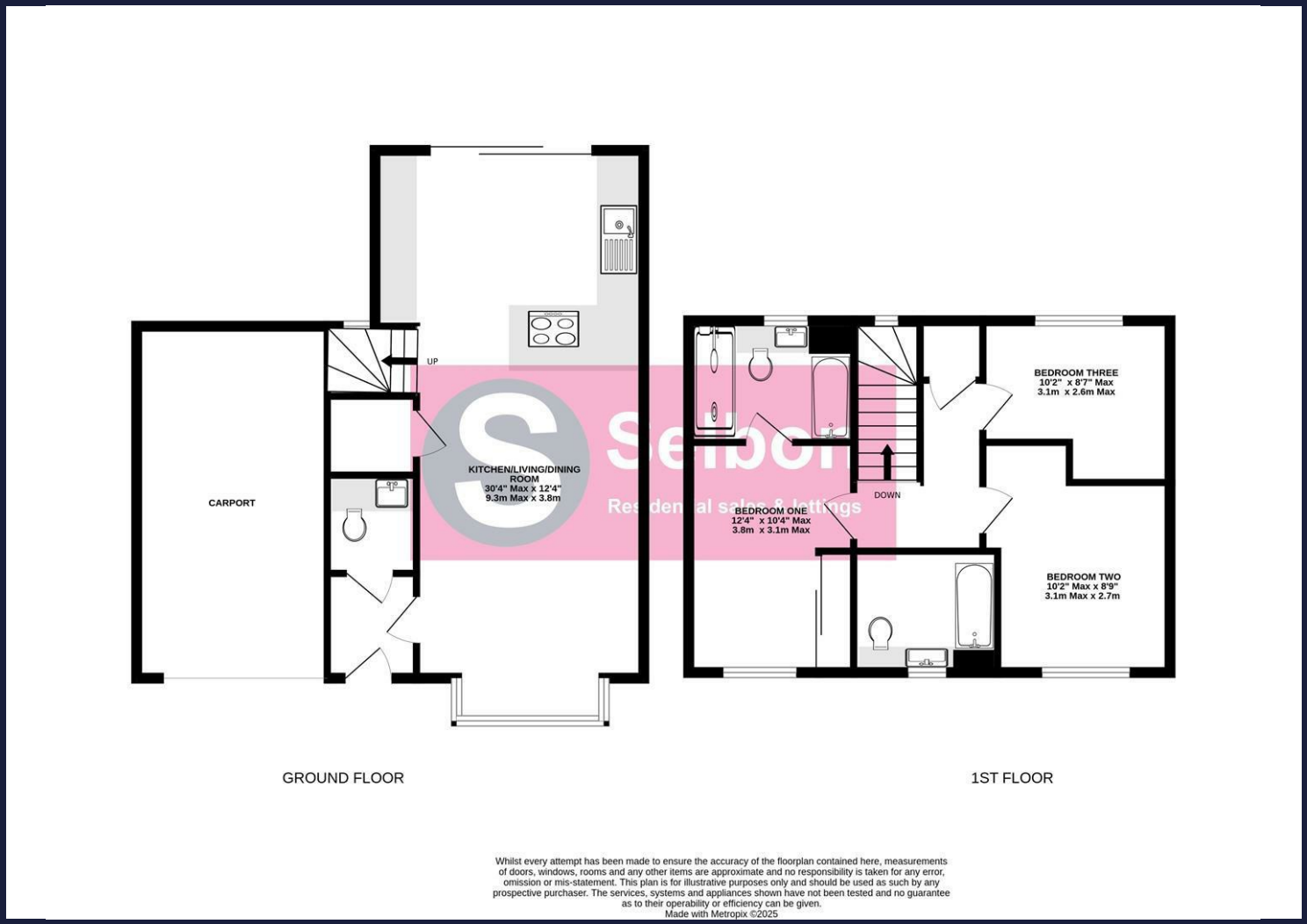








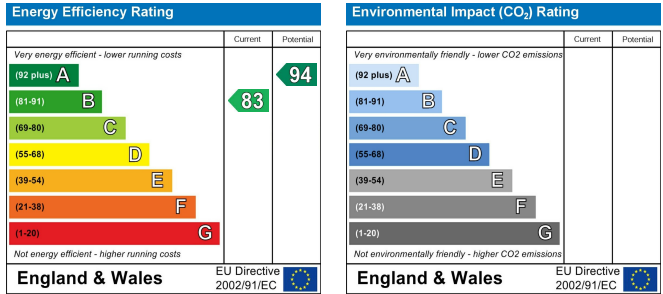
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: D