



Tu Casa

Chambers Road | Ash Vale | Aldershot | GU12 5ER

Offers In Excess Of £695,000

Waterfords W
Residential Sales & Lettings

Tu Casa

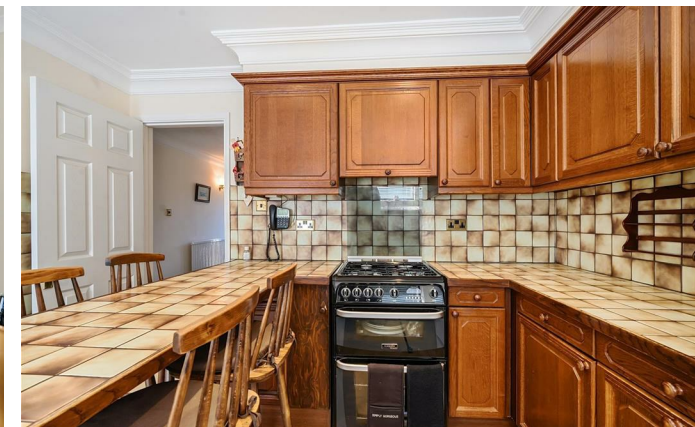
Chambers Road | Ash Vale

Aldershot | GU12 5ER

Offers In Excess Of £695,000

Offered to the market with no onward chain is this large 4-bedroom detached bungalow situated at the end of a quiet road fronting onto woodlands. This property presents an excellent opportunity to make it your forever home.

- 4 Bedrooms
- Large Detached Bungalow
- Large Driveway
- Dual Length Garage
- Fronting Onto Ash Ranges
- Westerly Facing Rear Garden
- No Onward Chain
- Council Tax Band: F



Offered to the market with no onward chain is this large 4-bedroom detached bungalow.

As you enter the property, you are greeted by a large entrance hall with shower room immediately to the left-hand side. Welcoming you directly ahead as you enter the front door



are both the kitchen, and dining room. With the dining room providing access through to Bedroom 4, which could also be purposed as a study, featuring built-in wardrobes. To the front aspect of the property, you are greeted by Bedrooms 1, 2 and 3, all benefitting from built-in wardrobes and large windows providing a light airy space, and a spacious family bathroom. To the rear of the property, you will find the 19ft reception room with sliding doors leading into the family room. The family room benefits from dual aspect sliding doors into the garden, flooding both the family room and reception room with natural light.



To the outside the property is approached by a large driveway with ample parking along with a dual length garage. The property benefits from an East-facing front garden getting the morning sun, and a West-facing rear garden capturing the afternoon and evening sun. With a plot size of 0.22 acres, there is ample outside space to enjoy the sunlight and entertain family and friends.



Located on a quiet road within walking distance of Ash Ranges nature reserve provides a rural setting still within easy reach of The Swan Pub and local shops.



Easy access to Ash station and the A331 makes this home perfectly suited for easy commuting



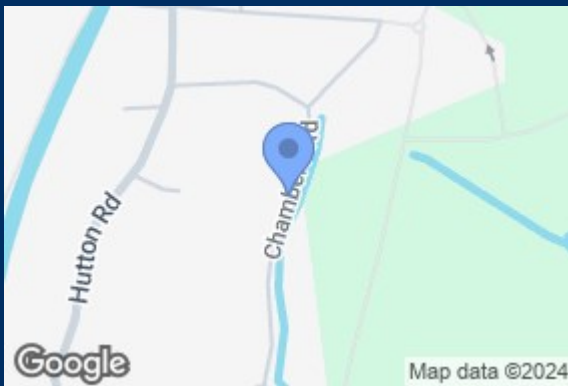
routes to London.

Waterfords are delighted to represent this lovely family home, and viewings are highly recommended to truly appreciate the potential of the home and beautiful surrounding areas.

Are you looking to buy a property? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





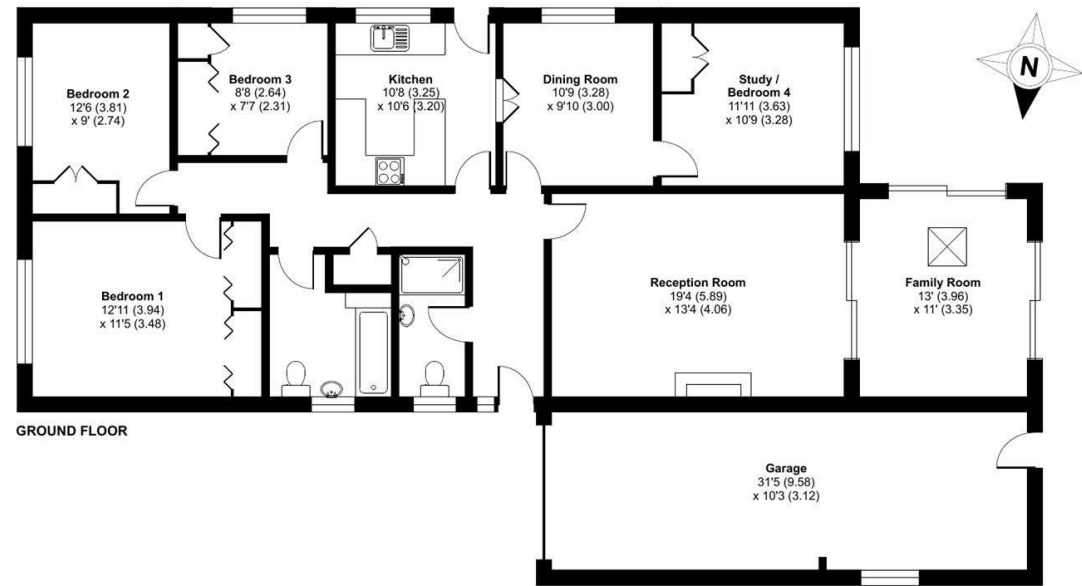
Chambers Road, Ash Vale, Aldershot, GU12

Approximate Area = 1458 sq ft / 135.4 sq m

Garage = 322 sq ft / 29.9 sq m

Total = 1780 sq ft / 165.3 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). © nrichcom 2024. Produced for Waterfords. REF: 1111111



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	68	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

39 The Hart Centre

Fleet

Hampshire

GU51 3LA

01252 623333

fleet@waterfords.co.uk