



# Tu Casa

Chambers Road | Ash Vale | Aldershot | GU12 5ER

Offers In Excess Of £675,000

*Waterford's* W  
Residential Sales & Lettings



# Tu Casa

Chambers Road | Ash Vale

Aldershot | GU12 5ER

Offers In Excess Of £675,000

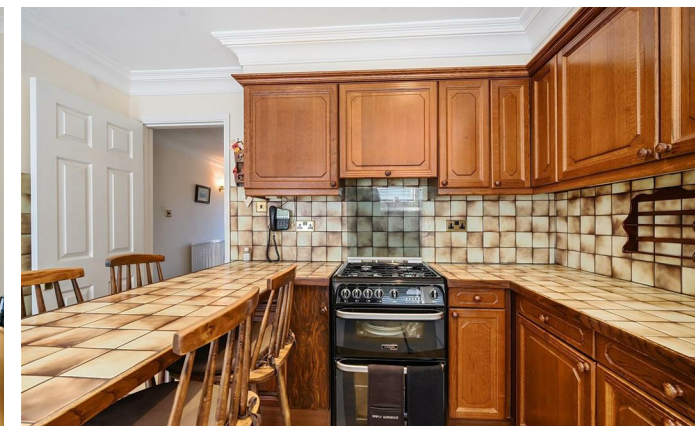
Offered to the market with no onward chain is this large 4-bedroom detached bungalow situated at the end of a quiet road fronting onto woodlands. This property presents an excellent opportunity to make it your forever home.

- Spacious 4-bedroom detached bungalow offered with no onward chain.
- Well-equipped kitchen and separate dining room, with Bedroom 4 doubling as a study with built-in wardrobes.
- Two bathrooms, including a family bathroom and a separate shower room for added convenience.
- Generous 19ft reception room leading to a bright family room with dual-aspect sliding doors to the garden.
- Three front-facing bedrooms, all featuring built-in wardrobes and large windows for a bright, airy feel.
- 0.22-acre plot with an East-facing front garden for morning sun and a West-facing rear garden for afternoon/evening light.

## Property Description

Spacious 4-Bedroom Detached Bungalow with No Onward Chain

Offered to the market with no onward chain, this generously sized 4-bedroom detached bungalow presents an excellent opportunity for families or those seeking single-level living.







Upon entering, you are welcomed by a spacious entrance hall, with a shower room conveniently positioned to the left. Directly ahead, the kitchen and dining room create a natural flow through the home, with the dining room providing access to Bedroom 4, which could also serve as a study, complete with built-in wardrobes.

To the front aspect, Bedrooms 1, 2, and 3 all benefit from built-in wardrobes and large windows, allowing for an abundance of natural light. A well-appointed family bathroom serves these bedrooms.

At the rear of the property, the 19ft reception room offers a fantastic living space, with sliding doors leading to the family room. This additional living area boasts dual-aspect sliding doors opening onto the garden, flooding both rooms with natural light and creating a seamless indoor-outdoor living experience.

#### Outdoor Space

The property is set on a 0.22-acre plot, providing ample outdoor space to enjoy. A large driveway offers ample parking, complemented by a dual-length garage for additional storage or vehicle space.

The East-facing front garden enjoys morning sunlight, while the West-facing rear garden captures afternoon and evening sun, making it an ideal setting for entertaining family and friends.







### Prime Location

Situated on a quiet road, this home is within walking distance of Ash Ranges nature reserve, offering a peaceful rural setting while still being close to local amenities, including The Swan Pub and nearby shops.

With easy access to Ash station and the A331, this property is ideally positioned for commuters, offering convenient routes into London and surrounding areas.

Waterfords are delighted to present this fantastic family home. Viewings are highly recommended to truly appreciate the potential of this property and its beautiful surroundings.

Disclaimer: This Information has been obtained and provided by the Property Owner

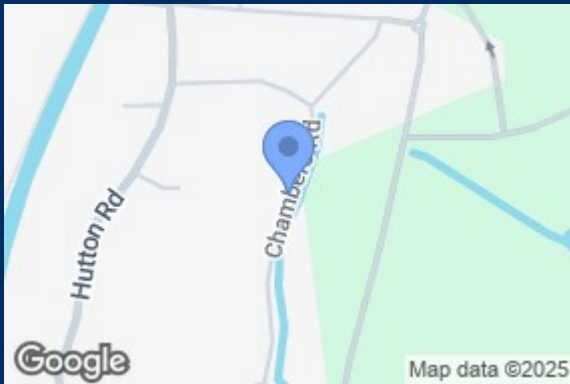
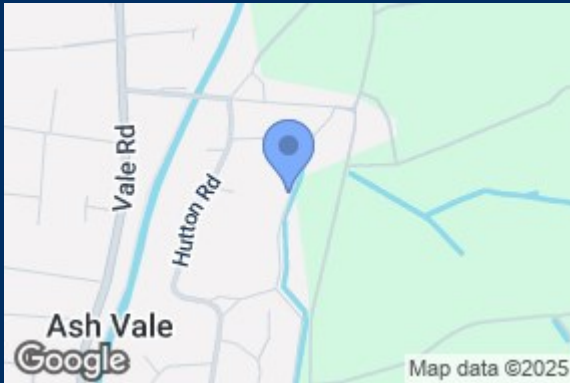
### Looking to Buy or Sell?

As your trusted local estate agent in Surrey and Hampshire since 1995, Waterfords are here to help with all your property needs. If you're looking to buy or need a free, no-obligation home valuation, our expert team is happy to assist.

Visit us at our Hart Centre branch or call us on 01252 623333 – we look forward to helping you find your perfect home in Fleet!







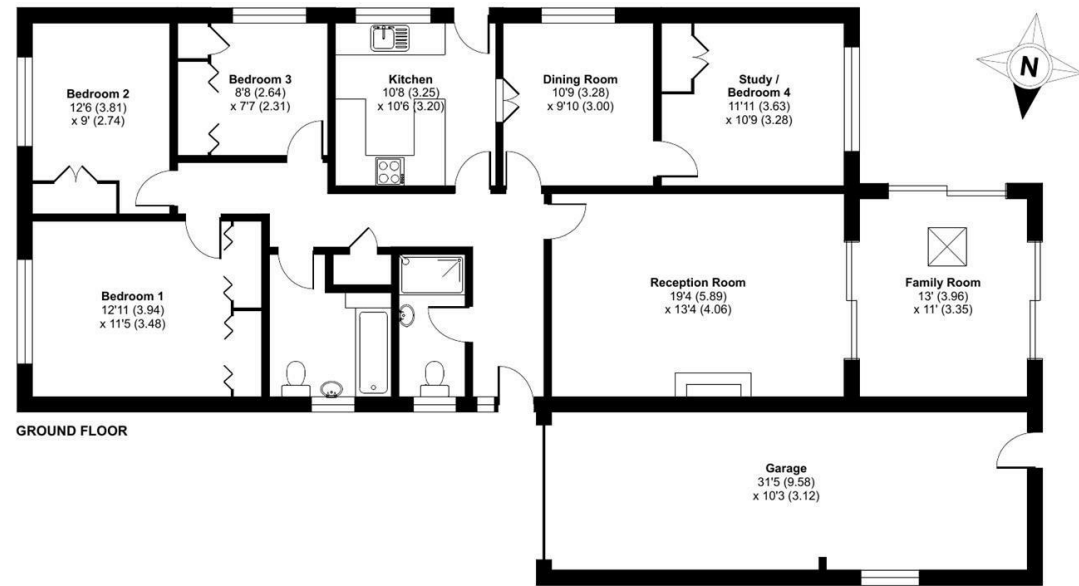
## Chambers Road, Ash Vale, Aldershot, GU12

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). © nñchecom 2024. Produced for Waterfords. REF: 1111111



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

39 The Hart Centre  
Fleet  
Hampshire  
GU51 3LA  
01252 623333  
fleet@waterfords.co.uk