



Lancaster Close, Ash Vale, Aldershot, GU12 5ST

Guide Price £565,000

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A fully modernised four bedroom detached family home, located on the sought after Old Farm Place development. The property benefits from being close to the village, along with Ash Vale train station and well regarded local schools.

The property has been fully modernised and is presented in excellent order throughout. The ground floor accommodation consists of an entrance hall with cloakroom, a large living room with bay window to the front, a refitted kitchen and separate utility room, plus a separate dining room with access to the conservatory that overlooks the rear garden. The property boasts versatile and spacious living accommodation for the modern family. To the first floor, there are four good size bedrooms with the master bedroom benefiting from an en-suite shower room and a refitted family bathroom. To the front you have driveway parking for two cars along with access to the integral garage with power and light side access, plus access to the rear garden via a side gate. The private rear garden has a large patio area which leads to a large expanse of lawn.

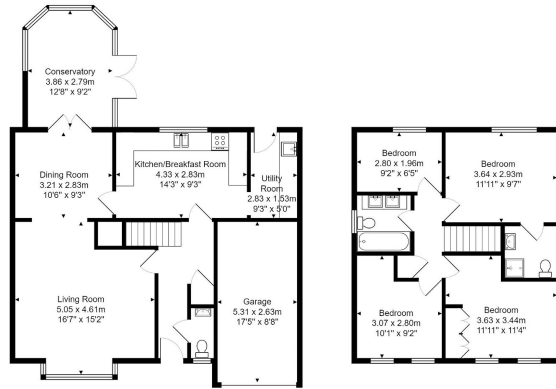
The location is ideal for families and is within a short walk to the village centre and nature reserve. The larger towns of Guildford, Camberley, Farnham, Aldershot and Farnborough are all close by and there is easy access to major road links including J4 of the M3.

To appreciate all that is on offer an internal viewing is highly recommended

Agents Notes: The property also benefits from a new boiler (installed Feb 24), Hive controlled water & heating, home pro charger point, electric garage door and a fully boarded loft with ladder.

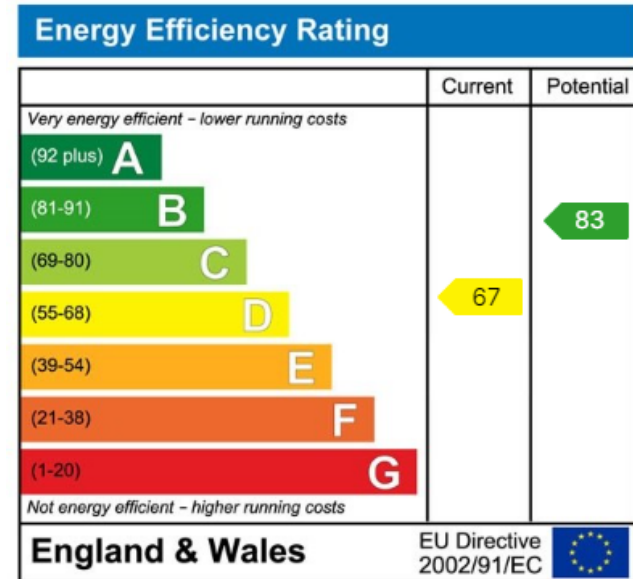


7, Lancaster Close, Ash Vale, GU12 5ST



Total Area: 133.3 m² ... 1435 ft²
 All measurements are approximate and for display purposes only

- Full Modernised
- Four Bedroom Detached House
- Refitted En-suite and Family Bathroom
- Large Living Room
- Dining Room & Conservatory
- Refitted Kitchen With Separate Utility Room
- Integral Garage & Off Road Parking
- Private Enclosed Rear Garden
- High Specification



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