



## 9 Stovolds Way, Aldershot

£635,000 Freehold

FOUR GOOD SIZE BEDROOMS • SOUGHT AFTER ROAD BACKING ON TO ROWHILLS NATURE RESERVE • EXCELLENT DECOR & CONDITION • LIVING ROOM WITH LOG BURNER • CLOSE TO TRAINSTATION WITH LINKS TO LONDON WATERLOO • GREAT SIZE OPEN PLAN KITCHEN/DINING ROOM • DOUBLE GLAZING & GAS RADIATOR CENTRAL HEATING • EN SUITE TO BEDROOM ONE • PRIVATE & SECLUDED GARDEN • DRIVEWAY/PARKING FOR SEVERAL VEHICLES & GARAGE





Rare opportunity to own stunning 4-bed semi-detached house in sought-after location backing onto Rowhills Nature Reserve. Boasting spacious rooms, log burner, double glazing, en suite master, and private garden. Close to train station. Ideal family home with ample parking and storage. Viewing highly recommended for this exceptional property.

Council Tax band: E

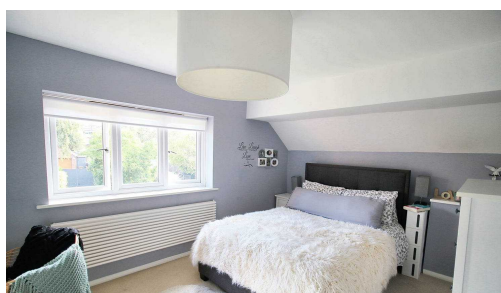
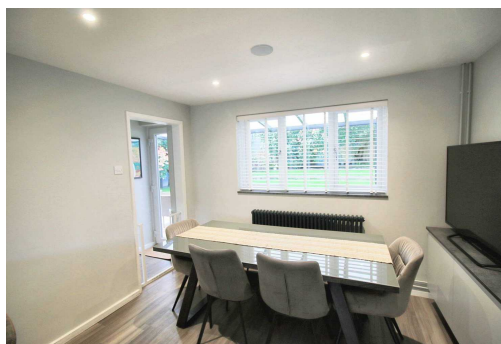
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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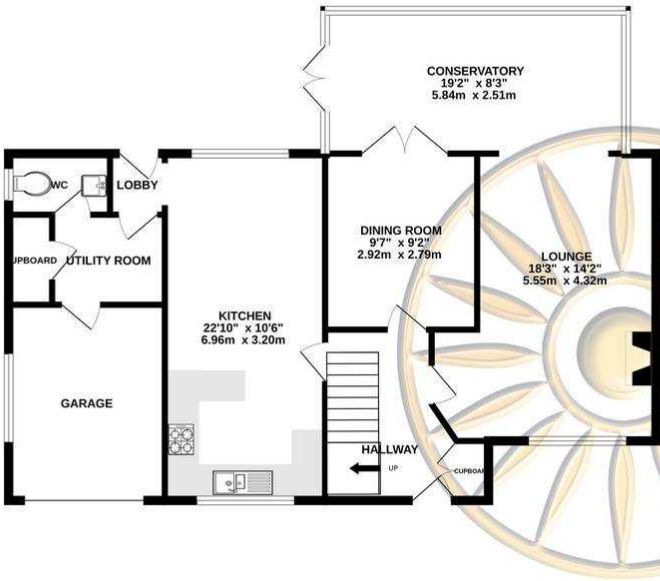




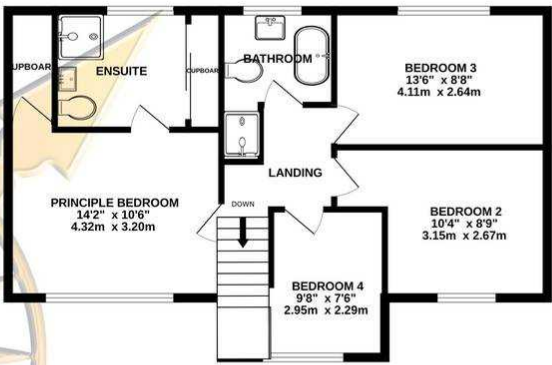




GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1692 sq.ft. (157.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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