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## 12 Bridge Road

Aldershot, GU11 3DD

Guide Price £675,000

This substantial detached House is located on a residential road within walking distance of both the town centre, the railway station and even more convenient for schools. Its accommodation measures over 2300 square feet and there's space at the side to create an annexe, if required.

There are 4 double Bedrooms with an en-suite wet-room to the Master, 3 generous reception rooms, downstairs cloakroom, modern fitted Kitchen/Breakfast room, a near full width Victorian style Conservatory, a family Bathroom and a 5th Bedroom or Study. Additionally, the current occupants borrowed some space from the integral garage to create a utility area.

Externally, there is a southerly rear garden that offers excellent seclusion, driveway parking to the front for two cars and an integral double garage. Furthermore, the property can be found in a quiet tree-lined road of just seven houses.

- 5 Bedroom Detached House.
- 3 large reception rooms.
- Space for an Annexe.
- Kitchen/Breakfast Room.
- 3 Bath/Shower Rooms.
- Downstairs Cloakroom.
- South South-Westerly Garden.
- Superb location.
- Council tax band G
- EPC Energy Rating (D) 65

### Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



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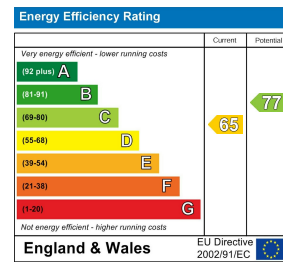
## Floor Plan



## Area Map



## Energy Efficiency Graph



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