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sales & lettings



## 125 Church Lane East

Aldershot, GU11 3ST

Asking Price £725,000

This substantial detached House dates back to the Edwardian era and we believe it was first built in 1912. It has been significantly extended and improved in more recent years. It now offers an impressive, 2000 square feet of flexible and versatile accommodation and is perfect for a Family, being close to schools, Manor Park and yet still within walking distance of the Railway Station and the continuing redevelopment of the town centre. With its versatile ground floor space, we believe there is real potential to easily create an annexe here, be it for older children or relatives.

The Ground Floor space is where you will be 'wowed'! Entering into a good sized Entrance Hallway, the bay fronted Living Room will be found at the front and is a calming room with a large open working fireplace. But it is the large open plan Kitchen/Dining Room incorporating a relaxed snug space that will have you imagining entertaining Family/Friends whilst enjoying the pleasing garden views on the full width Terrace/Patio accessed by bi-fold doors. This impressive space has been cleverly designed to create 3 defined areas, cooking, eating and then relaxing but all within the same bright and open room. Off this room, are 2 further and versatile rooms, one of which is being used as a Family room the other to accommodate relatives. Additionally there is also a Utility/Shower Room off the Kitchen.

The First Floor accommodation offers 4 Double Bedrooms, the impressive Master suite enjoying wall to wall wardrobes and a full en-suite Bathroom. The House is elevated so the rooms to the back have far reaching views

Outside, there is ample off road parking for several vehicles with side access to the mature and well stocked west facing gardens and the raised full width patio offers a great spot for alfresco dining. A particular feature of the garden is a very useful and extremely well constructed Garden Office offering a variety of uses and is insulated, perfect for a studio/office.

- Period Detached House.
- 4 Bedrooms & 3 Bathrooms.
- Stunning 28' x 26' open plan Kitchen/Dining Room.
- Annexe potential.
- Mature Gardens with views!
- Top quality Garden Office.
- Parking for several cars
- Must be seen
- Council Tax band F
- Epc (c) 75

### 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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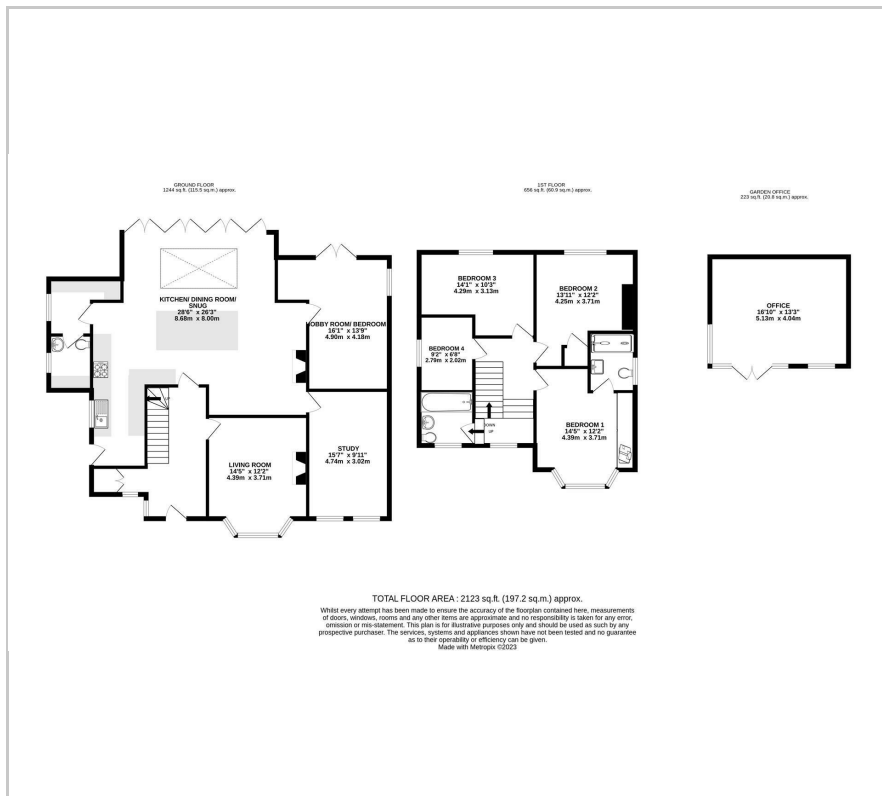


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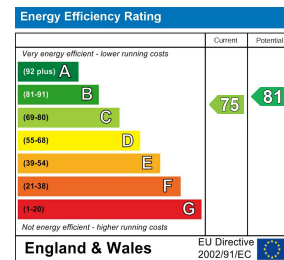
## Floor Plan



## Area Map



## Energy Efficiency Graph



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