



## 11 Southmead Road

Aldershot, GU11 3HF

Price Guide £400,000

This detached House is situated on the sought-after Crown Estate in Aldershot. Offering 3 Bedrooms and a refitted Bathroom on the 1st floor, the property boasts well balanced accommodation throughout.

The ground floor features an entrance Hallway with access to a front-aspect Kitchen/Breakfast Room, and a large, full-width Lounge/Dining Room at the rear. Additionally, there is a Utility Room with a downstairs WC for added convenience.

Externally, the property offers a driveway providing off-road parking for 2 cars. Side access leads to the rear Garden, which is enclosed, private, and easy to manage.

The House is ideally located within close proximity to local schools, shops, and major road links. It is also within walking distance of Manor Park and Aldershot Station, making it a perfect location for commuters and families alike.

- 3 Bedroom Detached House.
- Lounge/Dining Room.
- Kitchen/Breakfast Room.
- Off road parking for 2 cars.
- Situated on the Crown Estate.
- Ground Floor Utility/WC.
- Enclosed Garden.
- Closed chain above.
- Council Tax Band E.
- EPC energy rating band (c) 73.

### 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.



3



1



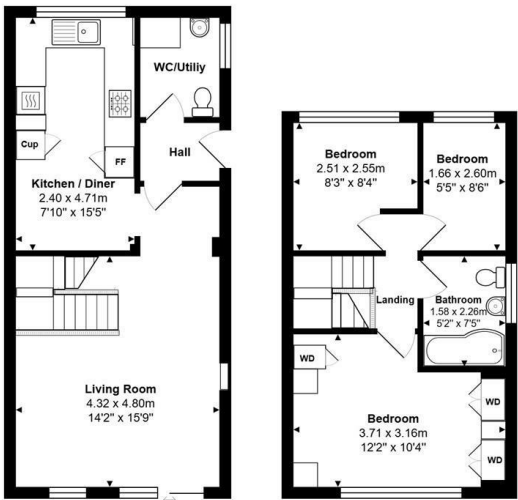
1



C



Floor Plan

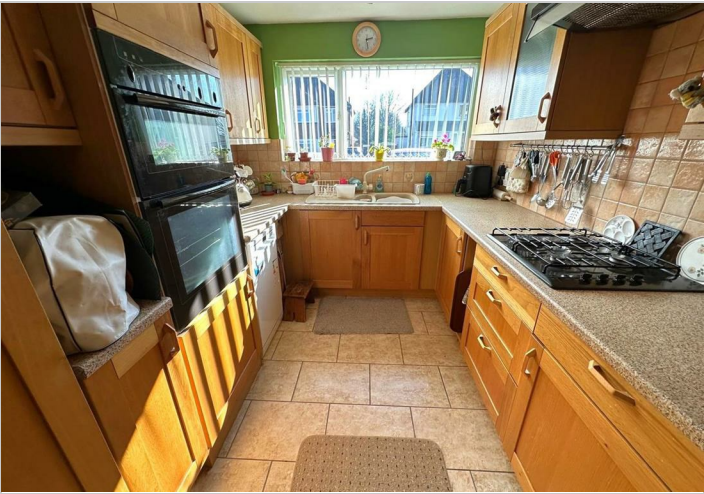
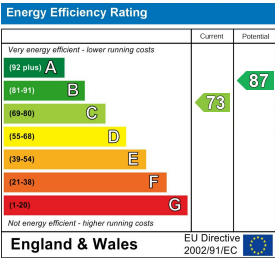


Total Area: 72.2 m<sup>2</sup> ... 778 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.