



Lower Farnham, Aldershot, Hampshire

Lower Farnham, Aldershot, Hampshire

- Three well-proportioned bedrooms on the first floor—perfect for family living.
- Bright, airy reception room with natural light flowing throughout.
- Modern kitchen, separate cloakroom, plus a family bathroom on the ground floor.
- South-facing garden oasis with lush lawn, patio for entertaining, mature trees and hedges providing privacy.
- Driveway parking for hassle-free off-street convenience.
- Close to all amenities



A beautifully presented three-bedroom semi-detached family home in a sought-after part of Aldershot, featuring bright, airy living spaces, a modern kitchen, separate cloakroom, and driveway parking. Set on a generous plot with a south-facing private garden, it's under a mile from the station (direct to Waterloo), and close to top schools, shops, and Tice's Meadow Reserve—perfectly blending comfort, convenience, and charm.



Sunny Three-Bed Semi – Ideal Family Living in Aldershot

Discover a beautifully presented three-bedroom semi-detached home, bursting with character and light. With contemporary interiors and a

private, south-facing garden, this is the perfect blend of comfort and style.

Key Features

Three well-proportioned bedrooms on the first floor—perfect for family living.

Bright, airy reception room with natural light flowing throughout.

Modern kitchen, separate cloakroom, plus a family bathroom on the ground floor.

South-facing garden oasis with lush lawn, patio for entertaining, mature trees and hedges providing privacy.

Driveway parking for hassle-free off-street convenience.

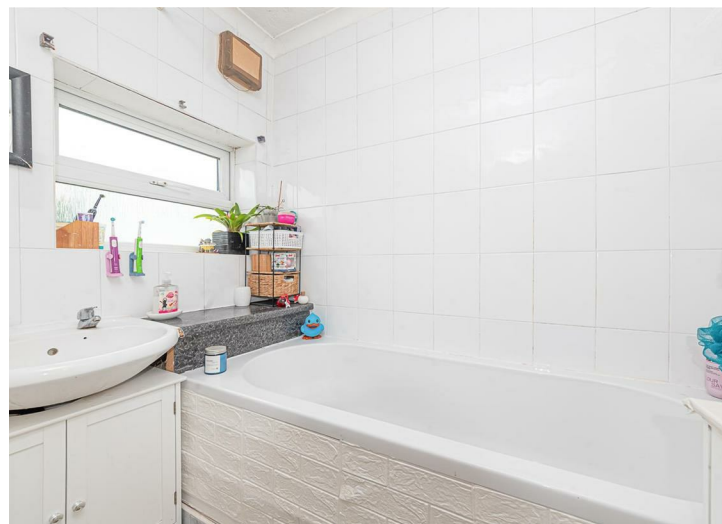
Close to everything: under 1-mile to the train station with direct London-Waterloo links, top-rated schools, shops, and Tice's Meadow Nature Reserve.

Why You'll Love It

Positioned on a generous plot in one of Aldershot's most coveted neighbourhoods, this home delivers contemporary family living with scope to personalise and grow. The welcoming entrance leads you through to stylish living spaces, and the secluded garden is a tranquil retreat after a busy day.

EPC & Council Tax

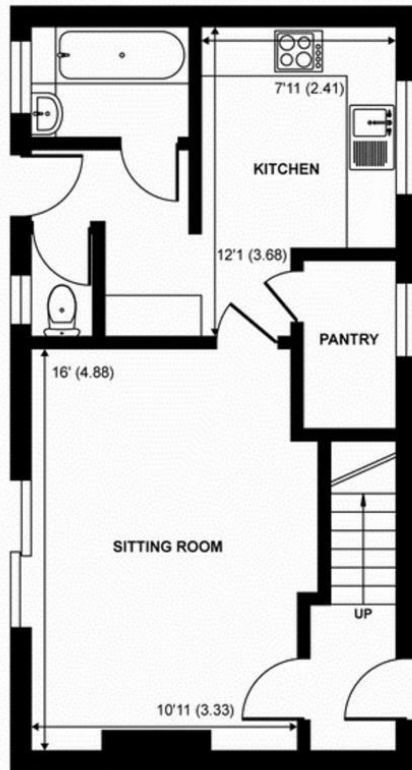
EPC Rating: D (55)
Council Tax Band: C



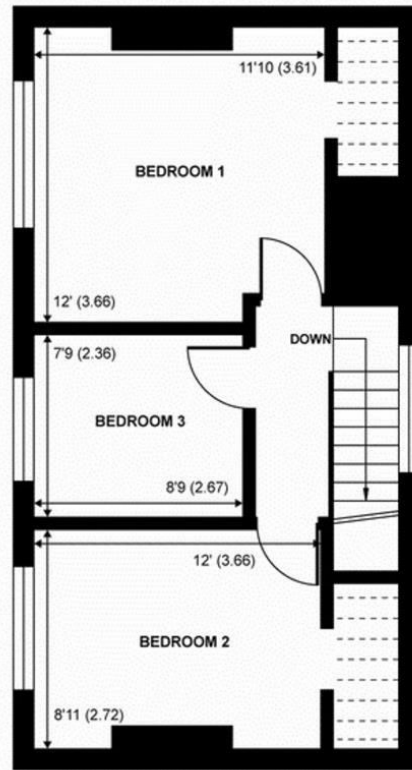
Denotes restricted head height

Approximate Area = 829 sq ft / 77 sq m
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Total = 870 sq ft / 80.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

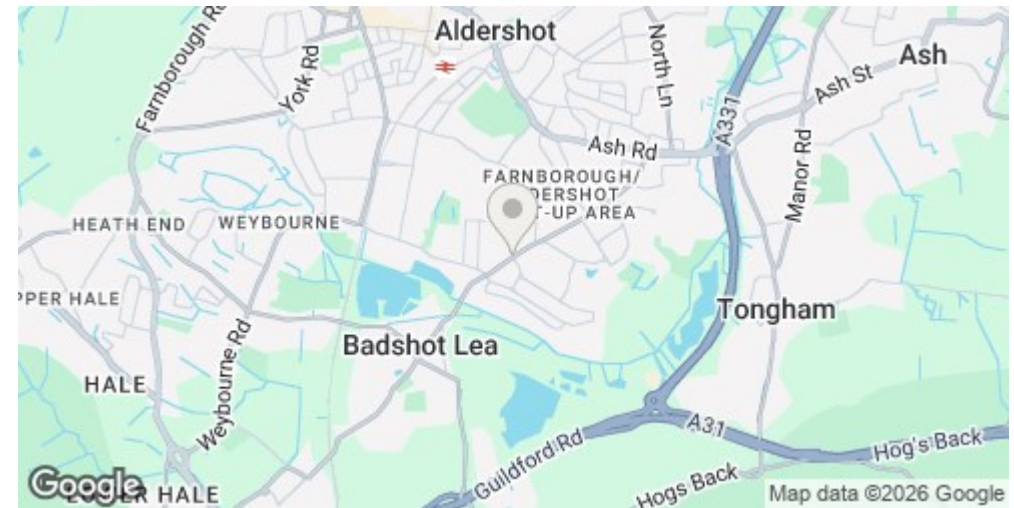
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2023. Produced for Simpsons Estate Agents by Burns & Webber. REF: 979674

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Martin & Co Aldershot
173 Victoria Road, Aldershot, Hampshire,
GU11 1JU
Aldershot@martinco.com

01252 311974
<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

