



Osbornes
Independent estate agents

Ayling Lane | Aldershot

This detached chalet bungalow, located on a highly desirable lane near the Farnham border, is available with no onward chain.

Detached | Five Bedrooms | 23'4 x 22'10 Lounge/Diner | Private Rear Garden | Garage & Driveway | No Onward Chain

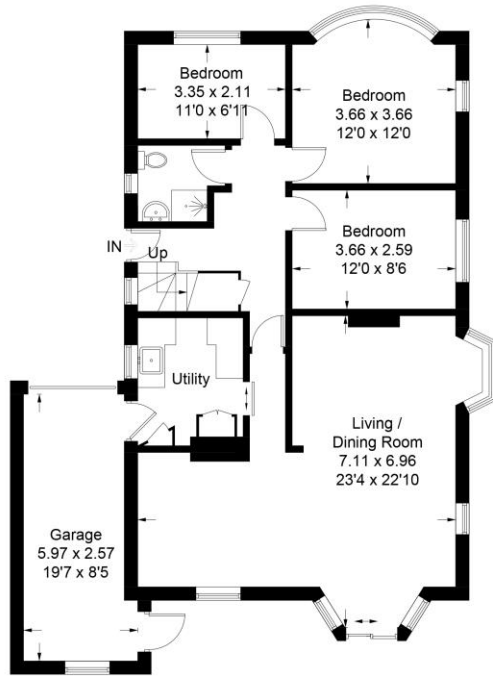
£475,000 | Freehold

This detached chalet bungalow, located on a highly desirable lane near the Farnham border, is available with no onward chain. Situated just a short walk from the town centre and well-regarded schools, this property offers an excellent opportunity for buyers looking to personalize their home. The two-story bungalow requires modernization throughout. It features five bedrooms, which can also serve as additional reception rooms, a spacious 23'4" x 22'10" lounge/dining room, a fitted kitchen, a shower room, and an upstairs WC. Outside, you'll find a generously sized enclosed rear garden, a garage, and driveway parking at the front. No Onward Chain. EPC Band: E Council Tax Band: E

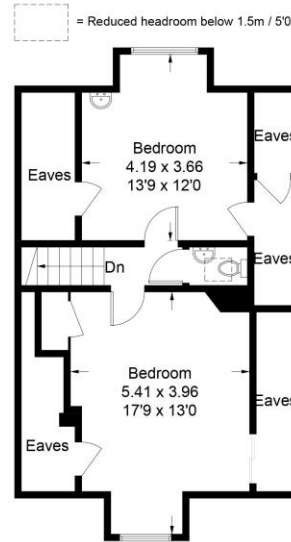




Approximate Gross Internal Area
 Ground Floor = 104.9 sq m / 1129 sq ft
 First Floor = 57.5 sq m / 619 sq ft
 (Including Eaves)
 Total = 162.4 sq m / 1748 sq ft



Ground Floor



First Floor



Ayling Lane

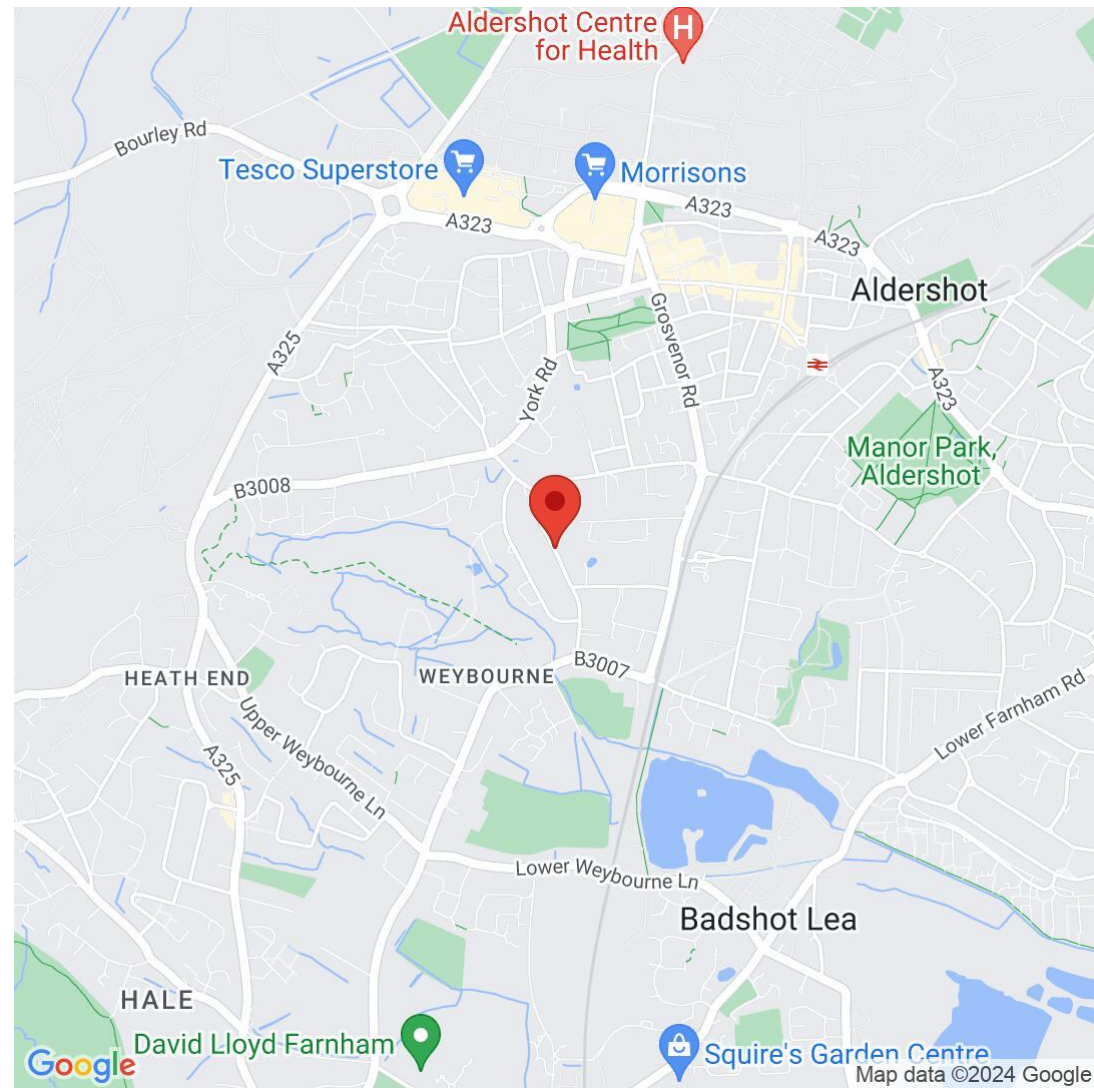
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1093522)

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	