

TO LET

11 Wyvern Close, Ash Vale, Aldershot, GU12 5SH

£1,550 PCM



- 2 Double bedrooms
- Lounge/dining room
- Available end of August
- 2 allocated spaces
- Council tax band
- 2 En suite's
- Gas central heating
- Cloakroom
- 5 week deposit £1788.46
- EPC energy rating band ()

THE PROPERTY

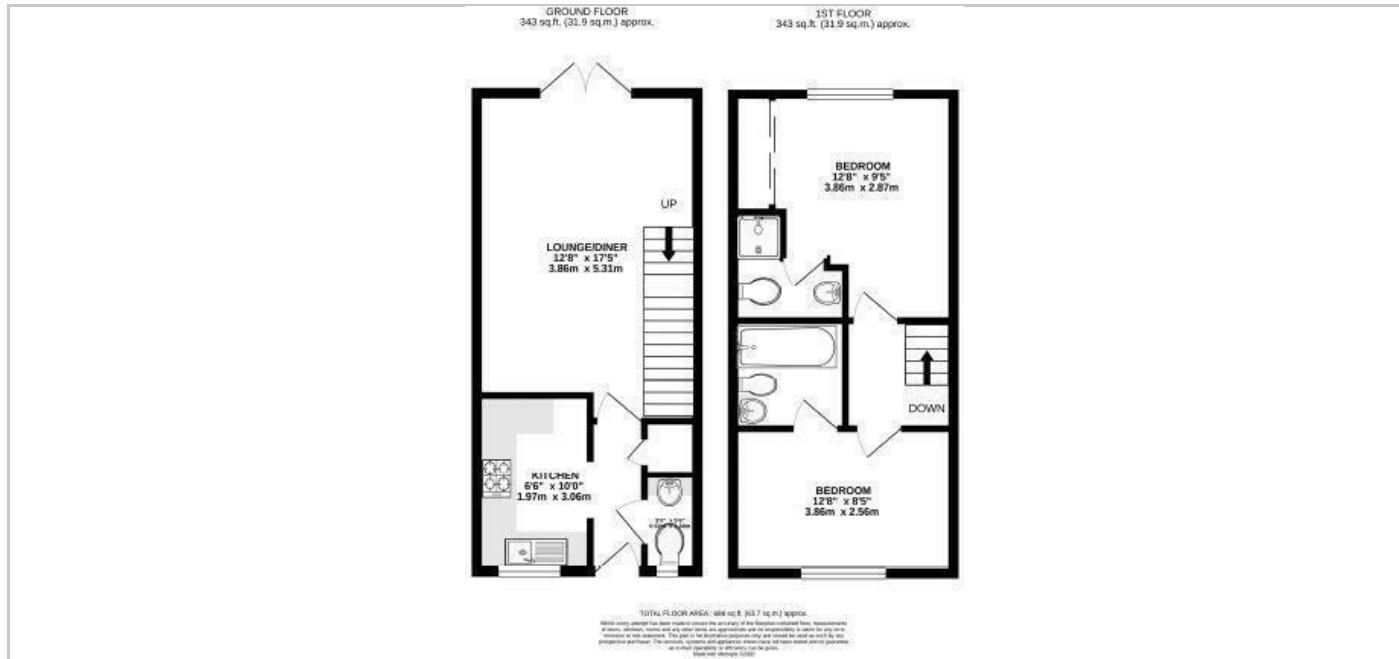
This well-presented two double bedroom home is situated in a quiet cul-de-sac on the popular Old Farm Place development in the well-connected village of Ash Vale. Benefiting from two allocated parking spaces, the property offers spacious and well-balanced accommodation.

The ground floor comprises of a welcoming entrance hall with a convenient cloakroom, a separate front-aspect kitchen fitted with a range of units, and a generous living/dining room with French doors opening onto the rear patio and enclosed garden.

To the first floor are two well-proportioned double bedrooms, each enjoying the luxury of its own en-suite bathroom, providing excellent flexibility for families, guests, or professional sharers. Further benefits include double glazing and gas central heating throughout.

Located within the sought-after Old Farm Place development, the property enjoys a peaceful cul-de-sac position while remaining within easy reach of local shops, amenities, schools, and Ash Vale mainline station. The nearby A331 and M3 provide excellent transport links to Guildford, Farnborough, and London, making this an ideal home for commuters.

SITUATION



Directions