



# 1 Luke Road

Aldershot, GU11 3BW

Asking Price £425,000

Located within one of the area's most sought-after developments, on the Farnham borders and a stones throw away from Rowhill Nature Reserve, is this well-presented four bedroom semi-detached family home. The property offers generous accommodation arranged over two floors and would make an ideal home for a growing family.

The ground floor comprises a welcoming entrance hall which provides access to the main living areas. From here you can enter the main lounge, a separate dining room, and a fitted kitchen which overlooks the rear of the property. The layout works well for everyday family life and also offers good space for entertaining. Not forgetting to mention a downstairs WC adding convenience for larger families and guests.

Upstairs, the first floor offers four bedrooms, including a main bedroom with its own ensuite. There are also three further bedrooms and a family bathroom, providing flexible space for families, guests, or those needing a home office.

Externally, the property benefits from driveway parking to the front as well as a garage, offering additional storage or parking space. The home is also conveniently located approximately 0.7 miles from the train station, which provides direct links to London Waterloo, making it a great option for commuters.

Overall, this is a well-located family home in a popular residential area, close to local amenities, countryside walks at Rowhill Nature Reserve, and excellent transport links.

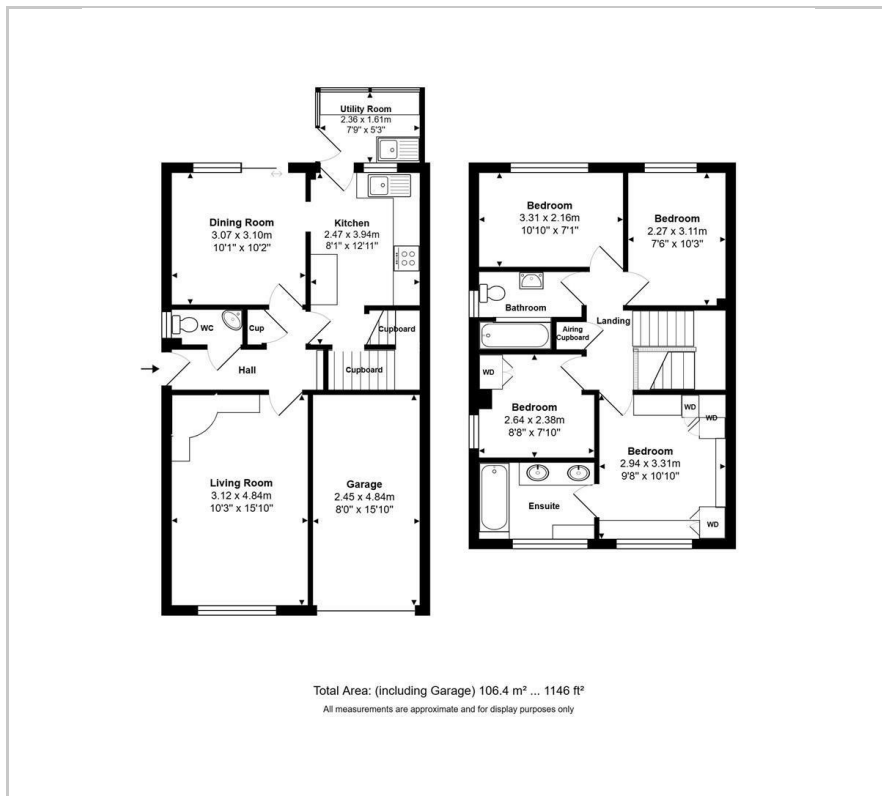
- Four Bedrooms
- Off street parking
- Downstairs cloakroom
- Private rear garden
- Garage
- Semi-detached
- Utility room
- Next to Rowhill Nature Reserve
- Council Tax Band (D)
- EPC Rating band (D)

## Viewing

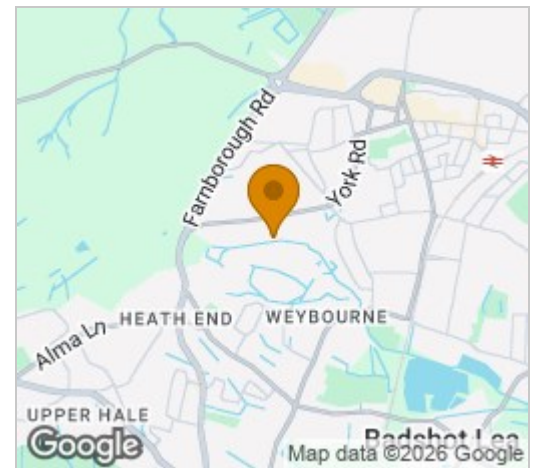
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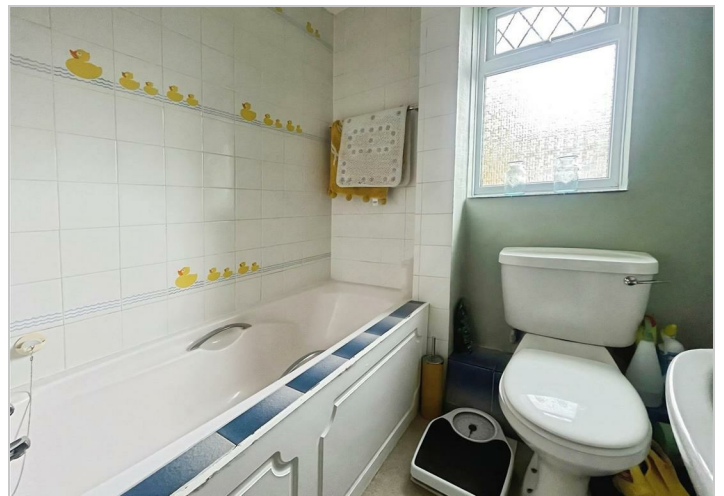
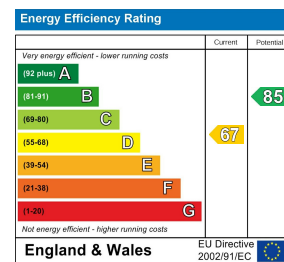
## Floor Plan



## Area Map



## Energy Efficiency Graph



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