



**Church Lane East, Aldershot**

  
**MARTIN & CO**

# Church Lane East, Aldershot

- Charming semi-detached home blending period character with modern living
- Four generous bedrooms, including a main bedroom with en-suite
- Three versatile reception rooms ideal for relaxing and entertaining
- Two bathrooms for added family convenience
- Tranquil garden with a summer house, perfect for hobbies or unwinding
- Excellent Aldershot location close to amenities, schools, transport links (Council Tax Band D)

*This charming semi-detached home on Church Lane East blends period character with modern family living, offering four generous bedrooms including a main en-suite. With three versatile reception rooms, two bathrooms, and a peaceful garden complete with a summer house, it's perfectly designed for both entertaining and everyday comfort. Ideally located near local amenities, schools, and transport links, it's a standout opportunity in the heart of Aldershot.*



Nestled on Church Lane East in the charming town of Aldershot, this delightful semi-detached house, dating back to before 1914, offers a perfect blend of character and modern living. With four generously sized bedrooms, including a main en-suite, this property is ideal for families seeking both space and comfort.

The home boasts three well-appointed reception areas, providing ample room for relaxation and entertaining. Whether you are hosting a gathering or enjoying a quiet evening, these versatile spaces cater to all your needs. The property also features two bathrooms, ensuring convenience for all.

One of the standout features of this residence is the lovely garden summer house, a perfect retreat for enjoying the outdoors or pursuing hobbies. The garden itself offers a tranquil space for children to play or for adults to unwind after a long day.

Situated in an excellent location, this property benefits from easy access to local amenities, schools, and transport links, making it a prime choice for those looking to settle in a vibrant community. With its charming features and spacious layout, this semi-detached house is a wonderful opportunity for anyone looking to make a home in Aldershot.

Council Tax Band: D



### Church Lane East, Aldershot

Approximate Gross Internal Area = 141.7 sq m / 1525 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1244993)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

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

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



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