



Highfield Avenue, Aldershot

OIEO £675,000



## Highfield Avenue, Aldershot

We are delighted to offer this charming 1929 Arts and Crafts–style family home, situated on one of the most sought-after roads in Aldershot. Boasting spacious, light-filled rooms and a private, secluded garden, the property is ideally positioned on the edge of Farnham village. It benefits from close proximity to local amenities, outstanding schools, and green spaces perfect for relaxing walks, as well as superb road and rail links.

### FEATURES

#### END OF CHAIN

Character property with 3 double bedrooms  
Off road parking with spacious and versatile accommodation  
Private and secluded garden with mature trees and shrubs  
Previous planning granted for a loft conversion  
0.3 miles to Brickfields Country Park  
3.8 miles to Farnham, 5.2 miles to Fleet, 11.4 miles to Guildford  
0.6 miles to Aldershot train station, direct to Waterloo in 46 mins  
Excellent commuter links, north, south, east and west  
Band F – Rushmoor Borough Council

### ACCOMMODATION

Entrance Hall  
Lounge  
Dining Room  
Kitchen  
Conservatory  
Utility Room  
Cloakroom / Toilet  
3 Double Bedrooms  
Family Bathroom

### OUTSIDE

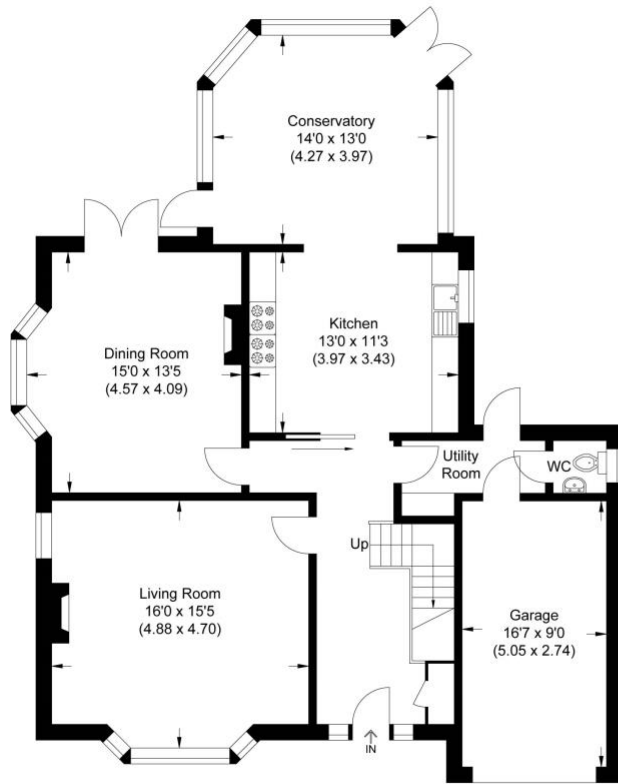
Off road parking  
Garage  
Private and secluded garden for relaxation and entertaining  
Garden Room and Shed

### EPC RATING

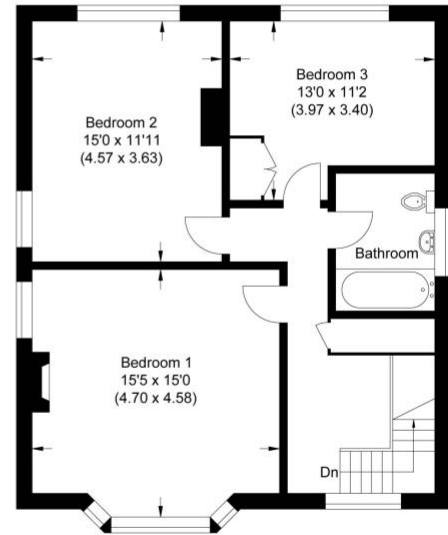
TBC







Ground Floor



First Floor

Approximate Gross Internal Area  
160.07 sq m / 1722.98 sq ft  
(Excludes Garage)  
Garage Area 13.84 sq m / 148.97 sq ft  
Total Area 173.91 sq m / 1871.95 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

**Disclaimer:** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU11 3BZ**



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