



**Osbornes**  
Independent estate agents

Brookfield Road | Aldershot

# A beautifully maintained three-bedroom semi-detached home on Brookfield Road, Aldershot.

Semi Detached | Three Bedrooms | Lounge/Diner | Modern Shaker Kitchen | Enclosed Rear Garden | Garage/Workshop and Driveway

**Offers in excess of £400,000 | Freehold**

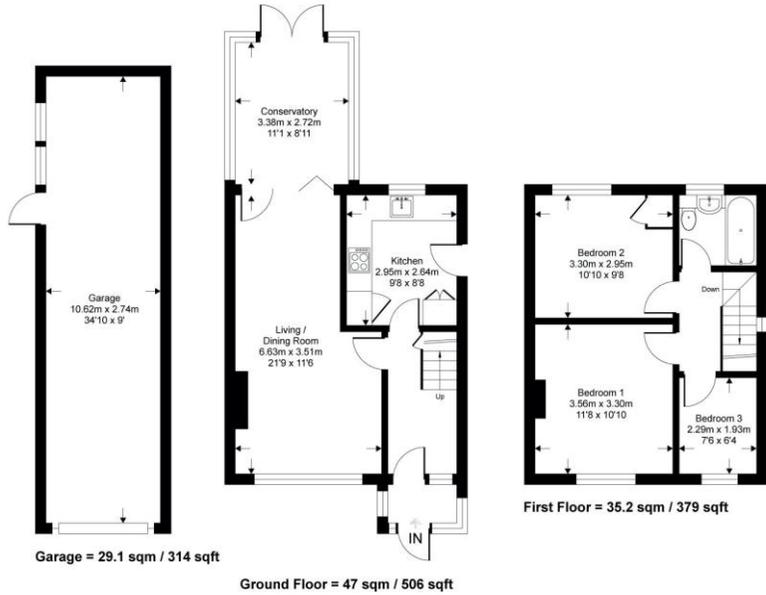
A beautifully maintained three-bedroom semi-detached home on Brookfield Road, Aldershot. Situated in a sought-after residential area, this property offers a perfect blend of modern living and family-friendly comfort. The home boasts a spacious and stylish interior, starting with a welcoming hallway leading into a bright and airy open-plan living and dining area. This inviting space is tastefully decorated in neutral tones and benefits from natural light streaming through French doors that open into a charming conservatory, providing an ideal space for relaxation or as a playroom. The modern kitchen is a standout feature, fitted with navy-blue cabinetry, wood-effect worktops, and elegant white herringbone tiling, complemented by high-quality integrated appliances. Upstairs, the property offers three well-proportioned bedrooms, including a spacious master bedroom, a second double room, and a third room perfect as a nursery or home office. The contemporary family bathroom is fully tiled and includes a sleek white suite, vanity storage, and a heated towel rail for added comfort. Externally, the well-maintained rear garden features a patio, a lawn area, and a large garage/workshop, offering ample storage and outdoor space for entertaining or family activities. At the front, the private driveway provides convenient off-road parking for multiple vehicles. The seller notes the windows have only just been replaced throughout the property. The property is perfectly positioned in a quiet and friendly neighbourhood, with excellent transport links, local schools, and amenities within easy reach. Aldershot town centre and train station are just a short drive away, making this an ideal home for commuters. This move-in ready home is a fantastic opportunity for families and first-time buyers alike. To arrange a viewing, contact Osbornes Estate Agents today. Council Tax Band: D £2213pa EPC Band: D \*  
Declaration of Interest - Under the Estate Agents Act 1979. The vendor is a member of Osbornes Independent Estate Agents \*





## Brookfield Road

Approximate Gross Internal Area = 82.2 sq m / 885 sq ft  
 Approximate Garage Internal Area = 29.1 sq m / 314 sq ft  
 Approximate Total Internal Area = 111.3 sq m / 1199 sq ft



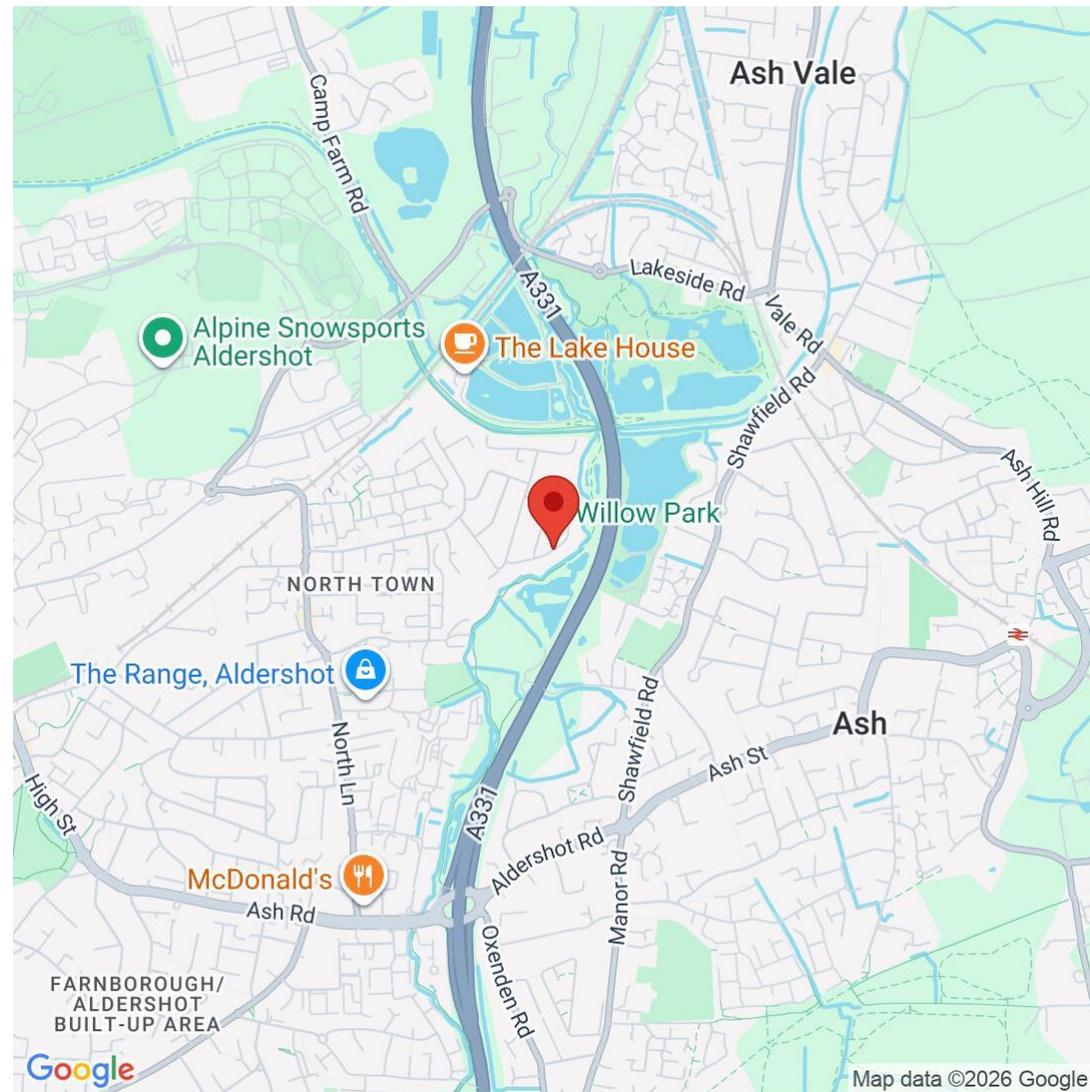
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Osbornes Estate Agents

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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		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC