



5 Church Lane East Aldershot, GU11 3BS Offers In Excess Of £500,000

Situated in one of Aldershot's most sought-after locations, this attractive Victorian family home offers around 1,700 sq.ft of versatile accommodation and is positioned within walking distance of Aldershot railway station, the Farnham border and the town centre.

Blending period charm with modern improvements, the property retains many features including decorative ceiling roses and coving in the entrance hall and principal reception rooms. Triple-glazed sash windows to the front preserve the character whilst providing excellent insulation and noise reduction, finished with a recently installed Solidor composite front door. To the rear, triple-glazed windows & doors continue the high specification throughout. The spacious accommodation is arranged over two floors and comprises three reception areas, offering flexibility for modern family living and a kitchen that overlooks the rear garden, whilst upstairs there are four double bedrooms and two bathrooms.

Outside the rear garden benefits from a patio area and useful side access, with the lawn enjoying sunshine throughout much of the day. Electricity & Ethernet connections are already installed, making the garden ideal for those considering a home office, studio or workshop.

Aldershot station is approximately 0.4 miles and provides direct services to Waterloo in around 50 minutes. The property is also conveniently located for local schools, amenities, the A31 and M3. Driveway parking is available to the front, together with an EV charging point.

- Victorian semi-detached, approx. 1,700 sq ft,
- Four double bedrooms, 2 bathrooms
- Triple glazed sash windows to the front
- Three well balanced reception areas
- Many features including coving and ceiling roses
- Sought after area of Aldershot
- 0.4 miles to the Station, with direct trains to Waterloo
- Lovely rear garden with large patio area
- Well maintained throughout
- Driveway parking with EV charging point

Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



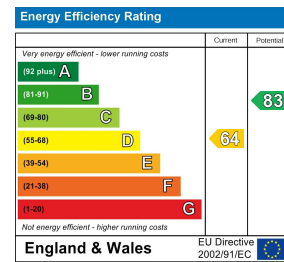
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

14 Grosvenor Road, Aldershot, Hampshire, GU11 1DP

Tel: 01252 344333 Email: sales@fostersestateagents.com <https://fostersestateagents.com/>