



Cranmore Lane, Aldershot

  
**MARTIN & CO**

## Cranmore Lane,

- Desirable location
- Three bedrooms
- Open plan kitchen/dining room
- Wood burning stove
- Two bathrooms
- Large utility room
- Detached outbuilding/studio/bar
- Ample driveway parking
- Private and enclosed garden

*Situated on the highly sought-after Cranmore Lane, this beautifully presented three-bedroom home offers spacious and versatile accommodation.*



Situated on the highly desirable Cranmore Lane, this beautifully presented three-bedroom home offers spacious and versatile accommodation, perfect for modern family living.

The ground floor features a bright and welcoming open-plan kitchen/dining space, ideal for both everyday living and entertaining, complemented by a separate living room providing a cosy retreat. A particularly generous utility room with a built-in larder offers excellent storage and



practicality, there is also a shower room on the ground floor.

Upstairs, the property comprises three well-proportioned bedrooms and a contemporary family bathroom, creating comfortable accommodation for families or those working from home.

Externally, the home continues to impress. The private and enclosed rear garden provides a peaceful setting and features an impressive outbuilding incorporating a bar and gym area — a fantastic entertaining space with excellent versatility. To the front, the property benefits from a private frontage and ample off-street parking on the driveway.

Located on one of the area's most sought-after roads, this is a wonderful opportunity to acquire a superb home in a prime setting.

Council Tax Band: D  
EPC: D



### Cranmore Lane, Aldershot

Approximate Gross Internal Area = 113.0 sq m / 1216 sq ft  
 Studio / Storage = 31.2 sq m / 336 sq ft  
 Total = 144.2 sq m / 1552 sq ft



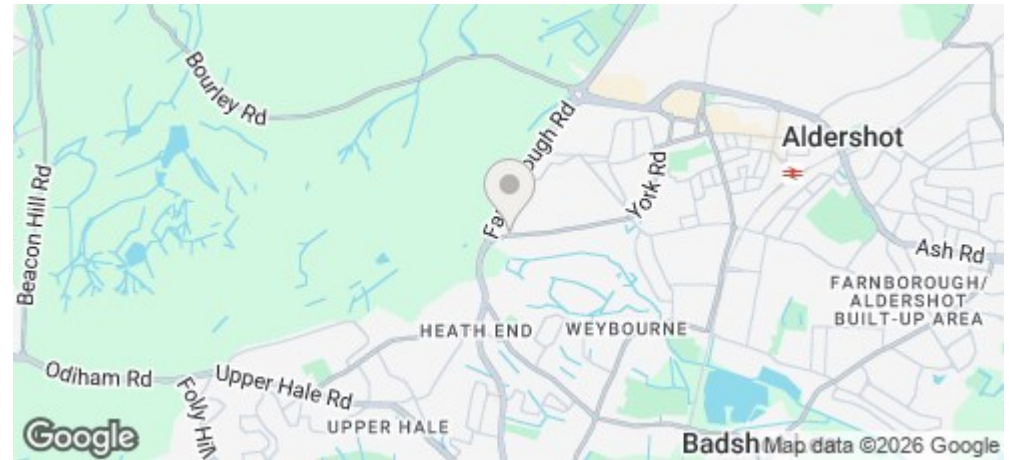
GROUND FLOOR

FIRST FLOOR

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 1275399)  
 Produced by BlueSky Estate Agency Services on behalf of Martin&Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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