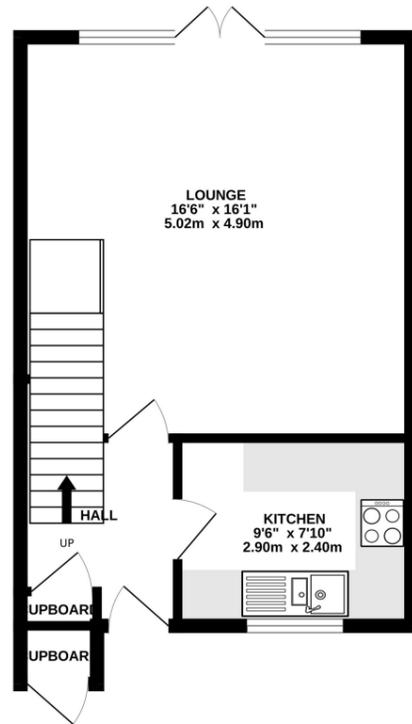


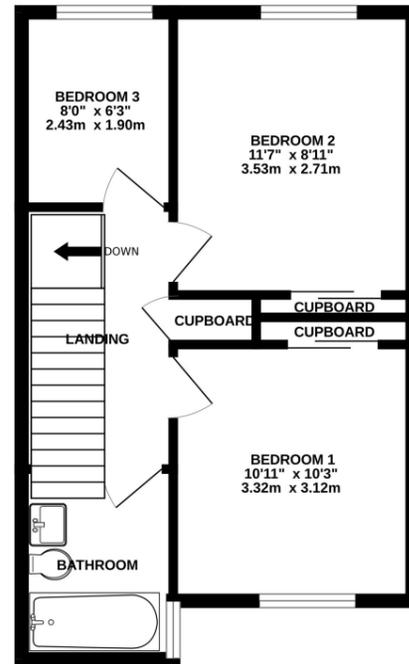
# 137 Avondale Aldershot, Ash Vale. GU12 5NF



GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2026



## £377,500 Freehold



- Three bedrooms
- Garage in block
- Close to Ash vale train station
- Courtyard setting

- End of terrace family home
- Residents parking
- Westerly facing rear garden
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



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## The Property

Luff & Wilkin are pleased to offer to the market this well presented light & airy end of terrace family home on the very popular Avondale development in Ash Vale. Presented in good order throughout the ground floor accommodation comprises entrance hall, modern kitchen and circa 16ft lounge/dining room with French doors providing direct access to the rear garden.

Upstairs there are three bedrooms, two of which are doubles both with built in wardrobes and a family bathroom suite. Further benefits include gas central heating, double glazing throughout, a garage in a nearby block and residents parking. The property is being offered with no onward chain and a viewing of this well maintained home is highly recommended.

To the front there is a small open plan garden with a courtesy pathway leading to the front door. The secluded and enclosed rear garden is mainly laid to lawn with flower, shrub borders and a patio area.

EPC Rating: C

Council Tax D: £2,583.57 p.a. (2026/2027)

## Location

Avondale is ideally located and is within walking distance of Ash Vale train station providing quick and direct access to London Waterloo. The property is also conveniently located for local shops and amenities. There are well regarded schools close by including Holly lodge primary academy and South Farnborough infant and junior schools. Salesian college is also approximately (1.6 miles) from the property.