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20 Maple Close

Ash Vale, Aldershot, Hampshire GU12 5JZ

£325,000 Freehold

A very well presented two bedroom home situated on the popular Avondale development offering easy access to both North Camp and Ash Vale Train Stations. Accommodation comprises entrance hall, refitted kitchen, living/dining room, two double bedrooms, refitted bathroom. Features to note include no onward chain, low maintenance rear garden with access to garage. Energy Efficiency Rating 'tbc'

GROUND FLOOR

COVERED ENTRANCE

Outside courtesy lighting, storage cupboard housing gas and electric meters.

ENTRANCE HALL

Front aspect composite multi-point locking door with opaque double glazed insert, radiator, stairway to first floor landing with storage cupboard below, sliding door to refitted kitchen, door to living/dining room, wall mounted replacement consumer unit, tiled flooring, textured ceiling.

REFITTED KITCHEN

11' 4" x 5' 9" (3.45m x 1.75m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl single drainer sink unit with mixer tap. Built in four ring electric hob with extractor fan above and electric fan assisted oven below. Plumbing and space for washing machine and dishwasher, space for fridge and freezer, wall mounted concealed replacement combination gas boiler, serving hatch to living/dining room, radiator, part tiled walls, tiled flooring, textured ceiling.

LIVING/DINING ROOM

16' 11" x 11' 10" (5.16m x 3.61m) Rear aspect upvc double glazed sliding patio doors to terrace, radiator, Cable point, wall mounted central heating control, textured ceiling.

FIRST FLOOR

LANDING

Doors to both bedrooms and refitted bathroom, built in cupboard housing radiator with shelving above, hatch giving access to loft space, textured ceiling.

BEDROOM ONE

11' 10" x 10' 8" (3.61m x 3.25m) Rear aspect upvc double glazed window, radiator, textured ceiling.

BEDROOM TWO

11' 10" x 10' 2" (3.61m x 3.10m) Front aspect upvc double glazed window, radiator, Cable point, fitted wardrobe and storage cupboard above bulkhead, textured ceiling.

REFITTED BATHROOM

Three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap and shower over, fitted screen. Chrome heated towel rail, fully tiled walls, tiled flooring, extractor fan, textured ceiling.

REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs leading to the remainder of garden which is laid with artificial lawn with well stocked flower and shrub borders. The garden is fully enclosed via wood panel fencing with pedestrian gate to rear, outside lighting and door giving access into garage.

GARAGE

16' 2" x 8' 2" (4.93m x 2.49m) Located to the rear of the property with rear aspect up and over door with upvc door into garden, power and light.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

Note: we have been advised from the home owner that the estate charge is £32.50 pcm which covers the maintenance of communal grounds.

