



2 Toye Lane, Wellesley, ALDERSHOT, Hampshire GU11 4AH

£525,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this immaculately presented home built in 2017 and located in a quiet road on the Wellesley development. The house is a short distance from the local Wellesley Woods , offering over 100 hectares of woodlands, canal-side walks, wildlife areas and lakes for residents to explore. The main line railway is located at Aldershot town centre, less than a mile away, which runs regular services to London Waterloo in about 50 mins and there is also easy access to Guildford and Farnham centres.

Accommodation downstairs comprises; a spacious entrance hall with a downstairs cloakroom, an open-plan kitchen/dining room with a further opening to the living room situated to the rear of the house and with double doors leading to the secluded, southerly facing rear garden. Upstairs, the house is larger as it goes over the top of the garage. There are four generously sized bedrooms, the main bedroom benefits from an ensuite shower room and there is also a family bathroom.

Outside, the rear garden has been landscaped and zoned by the current owner to include a patio, a



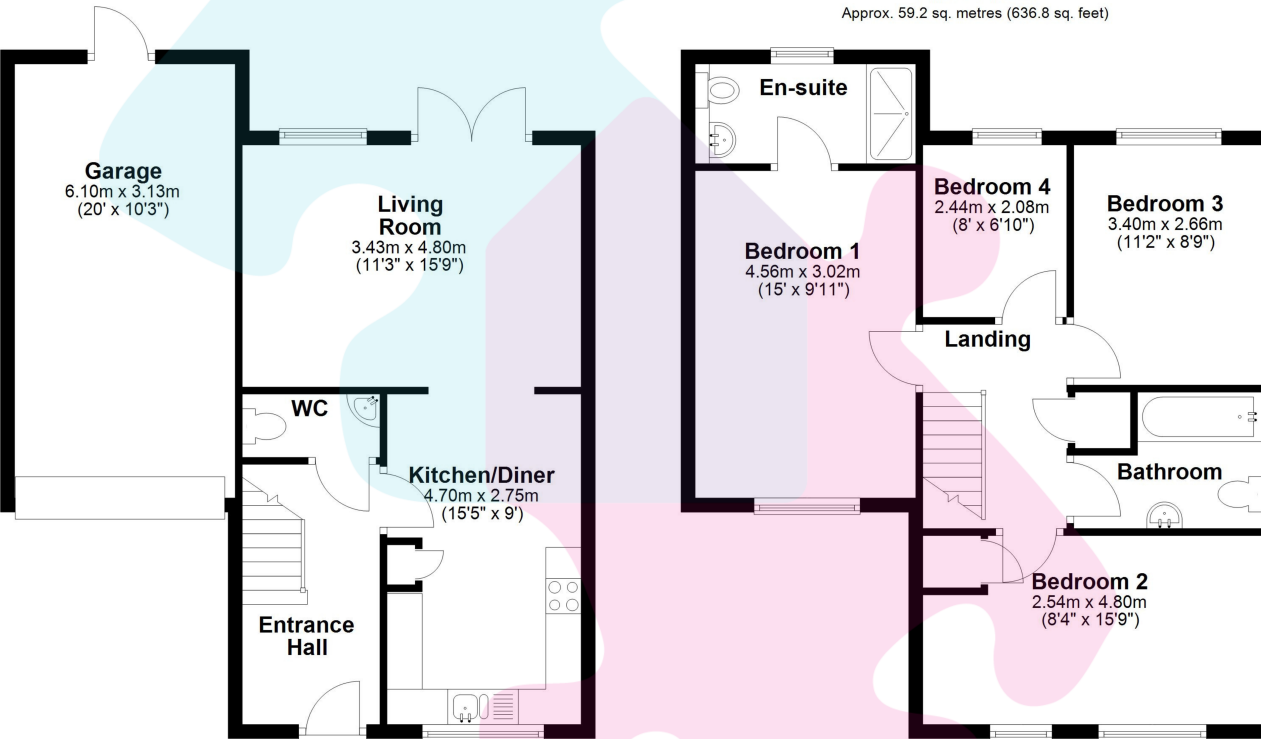
- STYLISHLY PRESENTED
- ENSUITE SHOWER ROOM
- LARGE GARAGE WITH ELECTRIC DOOR
- OPEN-PLAN KITCHEN/DINING ROOM
- COUNCIL TAX BAND = D
- FOUR GENEROUS BEDROOMS
- LANDSCAPED & SECLUDED SOUTHERLY FACING GARDEN
- DOWNSTAIRS CLOAKROOM
- LIVING ROOM WITH DOORS TO GARDEN

Ground Floor

Approx. 59.2 sq. metres (636.8 sq. feet)

First Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



Total area: approx. 118.3 sq. metres (1273.6 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	82	93
(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, Scotland & Wales		EU Directive 2002/91/EC

