



9 Herretts Gardens

Aldershot, Hampshire GU12 4PU

£450,000 Freehold

A very well presented three bedroom semi-detached family home located in a cul-de-sac close to schools, shops and Manor Park as well as enjoying easy access to the areas commuter routes. Accommodation comprising entrance hall, refitted cloakroom, refitted kitchen, living room, conservatory, dining room, three double bedrooms, refitted shower room. Features include low maintenance front and rear gardens, driveway providing off road parking for four vehicles. EER 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect composite multi-point locking door with opaque double glazed inserts, radiator, doors to refitted cloakroom, refitted kitchen and living room. Stairs to first floor landing, wood flooring, dado rails, textured ceiling with coving.

CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage below, radiator, extractor fan, wall mounted consumer unit, vinyl flooring, textured ceiling with coving.

REFITTED KITCHEN

10' 2" x 7' 10" (3.10m x 2.39m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating square edged work surfaces with single bowl single drainer sink unit with mixer tap. Built in four ring gas hob with extractor fan above and electric fan assisted double oven below, plumbing and space for washing machine, integrated dishwasher. Space for upright fridge/freezer, wall mounted concealed gas central heating boiler, part tiled walls, vinyl flooring, textured ceiling with coving.

LIVING ROOM

15' 0" x 15' 0" (4.57m x 4.57m) Rear aspect upvc double window, rear aspect double glazed sliding doors to conservatory, radiator, under stairs storage cupboard, square archway to dining room, wood flooring, wall mounted heating control, textured ceiling with coving.

CONSERVATORY

11' 0" x 7' 7" (3.35m x 2.31m) Rear and side aspect upvc double glazed windows, double glazed sliding doors giving to terrace, radiator, power and light, tiled flooring.

DINING ROOM

10' 10" x 7' 6" (3.30m x 2.29m) Rear aspect upvc double glazed door with matching side panel giving access to terrace, radiator, space suitable for table and chairs, wood flooring, smooth finish ceiling.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to all three bedrooms and refitted shower room, cupboard housing hot water cylinder with shelving above, hinged hatch with fitted ladder giving access to part boarded loft space, textured ceiling with coving.

BEDROOM ONE

13' 5" x 8' 3" (4.09m x 2.51m) Rear aspect upvc double glazed window, radiator, range of fitted 'Sharps' wardrobes with matching drawers and dressing table, textured ceiling with coving.

BEDROOM TWO

11' 10" x 8' 3" (3.61m x 2.51m) Front aspect upvc double glazed window, radiator, range of fitted wardrobes, textured ceiling with coving.

BEDROOM THREE

9' 4" x 6' 7" (2.84m x 2.01m) Rear aspect upvc double glazed window, radiator, textured ceiling with coving.

REFITTED SHOWER ROOM

Front aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage drawer below. Shower cubicle with dual head shower, heated towel rail, mostly tiled walls, tiled floor, extractor fan, textured ceiling with inset lighting and coving.

FRONT GARDEN AND DRIVEWAY

Tastefully landscaped low maintenance garden with well stocked borders and seating areas, bin storage area, access to store, outside light and water tap. Driveway parking for four vehicles.

REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs leading shaped area of artificial lawn, well stocked borders, second paved terrace under pergola, twin gates giving access to two sheds and storage area, power points. Fully enclosed via wood panel fencing with pedestrian gate giving access to driveway.

STORE

8' 4" x 6' 3" (2.54m x 1.91m) Front aspect twin opening doors, power and light, storage in eaves.

AGENTS NOTE

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