



4 Meadow Close

Ash Vale, ALDERSHOT, Hampshire GU12 5PY

£440,000 Freehold

A superbly presented three bedroom semi detached family home, modernised by the current owners to a very high standard situated within a stones throw of Snaky Lane Wildlife Local Nature Reserve, walking distance of Holly Lodge Primary School and North Camp Railway Station.

Accommodation comprises entrance porch, cloakroom, living/dining room, refitted kitchen/breakfast room, three bedrooms, refitted four piece bathroom. Features to note include fully boarded loft space, rewired with replacement consumer unit, replacement gas central heating combination boiler, well kept 60ft west facing garden with pond and brick built out building. Energy Efficiency Rating 'C'

GROUND FLOOR

ENTRANCE PORCH

Front aspect upvc multi-point locking door with opaque double glazed insert, coir mat, folding door to cloakroom, door to hallway, smooth finish ceiling with inset light and coving.

CLOAKROOM

Front aspect upvc opaque double glazed window, cistern enclosed wc, wall mounted wash hand basin with mixer tap, fully tiled walls, tiled floor, smooth finish ceiling with inset lighting.

HALLWAY

Side aspect upvc double glazed window, doors to living/dining room and kitchen/breakfast room, stairway to first floor landing with storage cupboard housing consumer unit. Radiator, telephone point, wall mounted central heating control, laminate flooring, smooth finish ceiling with inset lighting.

LIVING/DINING ROOM

18' 8" x 12' 5" (5.69m x 3.78m) Front aspect upvc double glazed window, rear aspect upvc double glazed twin opening doors to terrace, feature inset cast iron log burning stove with floating wood mantle and slate tiled hearth. Space suitable for dining table and chairs, radiator, smooth finish ceiling with inset lighting and coving.

REFITTED KITCHEN/BREAKFAST ROOM

12' 7" x 12' 0" (3.84m x 3.66m) Rear and side aspect upvc double glazed windows, side aspect composite multi-point locking stable style door, matching range of eye and base level units incorporating square edge work surfaces extending into breakfast bar. Inset one and a quarter bowl sink unit with mixer tap, built in four ring gas hob below extractor hood, built in fan assisted electric double oven, integrated dishwasher and washing machine. Plumbing and space for 'American' style fridge/freezer, part tiled walls, radiator, laminate flooring, smooth finish ceiling with inset lighting and coving.

FIRST FLOOR

LANDING

Front aspect upvc double glazed window, doors to all three bedrooms and refitted bathroom, built in storage cupboard with shelving, smooth finish ceiling with coving.

BEDROOM ONE

12' 10" x 9' 7" (3.91m x 2.92m) Rear aspect upvc double glazed window, range of fitted wardrobes with hanging rails and shelving, radiator, smooth finish ceiling with coving.

BEDROOM TWO

11' 10" x 9' 7" (3.61m x 2.92m) Rear aspect upvc double glazed window, range of fitted wardrobes with hanging rails and shelving, radiator, smooth finish ceiling with coving.

BEDROOM THREE

9' 5" x 7' 8" (2.87m x 2.34m) Front aspect upvc double glazed window, radiator, laminate flooring, hatch to fully boarded loft space with fitted ladder and light housing the replacement gas central heating combination boiler, smooth finish ceiling with coving.

REFITTED BATHROOM

Front and side aspect upvc opaque double glazed windows, four piece suite comprising cistern enclosed wc, wall mounted wash hand basin with mixer tap, p-shaped bath with mixer tap and shower attachment, shower cubicle with sliding doors. Chrome heated towel rail, fully tiled walls, tiled floor, smooth finish ceiling with inset lighting and coving.

REAR GARDEN

West facing 60ft garden featuring a paved terrace offering space for outdoor dining/entertaining over looking mainly laid to lawn garden with well stocked flower and shrub borders and ornamental pond. Brick built out building, timber built shed, outside water tap and light, fully enclosed via wood fencing with pedestrian gate to front.

GARAGE

Located in nearby block, front aspect twin opening doors.

AGENTS NOTE

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