

Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

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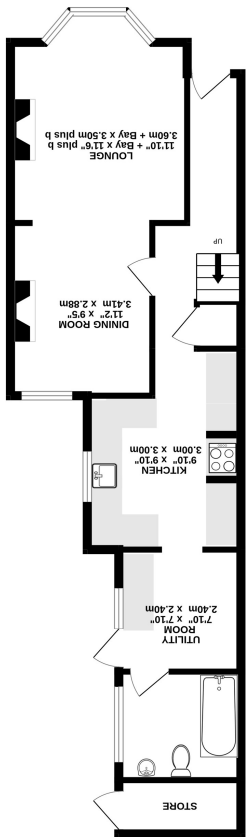
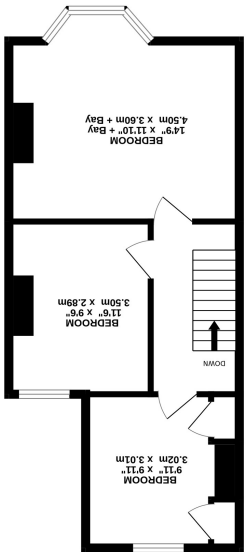
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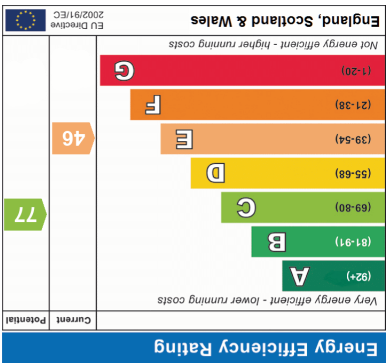
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While every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for guidance 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 operation or efficiency can be given.  
Made with Metropix 5025



1ST FLOOR  
441 sq. ft. (40.9 sq.m.) approx.

GROUND FLOOR  
563 sq. ft. (51.7 sq.m.) approx.



74 Church Lane East, Aldershot, Hampshire. GU11 3HB.  
Guide Price £400,000

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Description

This beautifully presented Victorian terraced home is nestled in a highly sought-after residential area, just a 10-minute stroll from the mainline station, making it ideal for commuters. Local amenities, including a selection of schools and the popular Manor Park, are also within walking distance, offering convenience and charm.

This delightful property has been thoughtfully updated, benefiting from a modern bathroom and a well-appointed kitchen.

The home retains much of its original character, featuring exquisite decorative mouldings, classic sash windows, and stunning feature fireplaces throughout.

The accommodation is generously proportioned, ensuring comfort and space for modern living. Upon entering, you are greeted by a welcoming entrance hall with stairs leading to the first floor and a convenient under-stairs cupboard. The spacious lounge boasts a bay window to the front, with the sash windows enhancing the room's light and airy feel, complemented by a beautiful feature fireplace. The lounge is open plan to the adjoining dining room, featuring another sash window to the rear, and charming fireplace. The kitchen is fitted with a range of floor and wall-mounted units, topped with an oak block work surface and a Belfast sink. It is equipped with a built-in oven, a 5-ring hob with extractor hood, and has space for a fridge and dishwasher. The updated tiled floor adds to the kitchen's practical appeal. A separate utility room offers additional workspace and storage, housing the boiler, and provides direct access to the garden. The bathroom is stylish and practical, featuring a white suite with a panel-enclosed bath, a Triton shower over, a pedestal wash hand basin, and a low-level WC, all set against part-tiled walls.

The first floor landing provides access to three well-proportioned bedrooms, each with a sash window and a characterful feature fireplace. The master bedroom enjoys a front-facing bay window, while the second and third bedrooms benefit from views to the rear, with the third room also featuring two generous built-in wardrobes, offering ample storage.

Outside, the rear garden is a real highlight, mainly laid to lawn with a delightful patio area for outdoor relaxation. The garden is enclosed by wood panel fencing, with a gate providing rear access.

An early internal inspection is strongly recommended to fully appreciate the space, character, and potential of this charming Victorian home.

Material Information - Mobile signal likely with all providers, ultrafast broadband available. Built circa 1900, combination boiler installed five and a half years ago. On road parking to front and adjoining side roads.

Directions

SAT NAV - GU11 3HB

Local Authority

Hampshire  
Band C

