

Scarlett's Road  
Four Bedroom Townhouse



## Scarlett's Road, Wellesley, Aldershot, GU11 4AE

### The Property

This stunning, stylish and contemporary four-bedroom terraced home has been thoughtfully designed and spreads across three storeys. Situated in the highly sought-after Wellesley development, this property is perfect for families or professionals seeking a spacious and comfortable living environment and is conveniently located within close proximity to Aldershot Centre for Health, Aldershot town centre and mainline station.

### Ground Floor

The entrance hall is a welcoming space that serves as the gateway to the rest of the home. Leading from here is the downstairs cloakroom, stairway to above floors, kitchen, and utility room; with further access to the integrated garage. The kitchen is a culinary enthusiast's dream with Quartz worktops. It was recently refurbished and fitted with modern appliances, two double ovens, and built-in pantries. It also provides a dining space and direct access to the garden, perfect for entertaining.

### First Floor

The first floor accommodates a spacious double bedroom, a generous sized family bathroom with bathtub and separate shower, and the large reception room which is enhanced by large windows and a delightful garden view.

### Second Floor

The second floor provides ample space for three double bedrooms, with bedroom one benefiting from an en-suite shower room, and bedroom three from a built-in wardrobe.

### Outside

The enclosed, landscaped rear garden has a patio area and grass lawn.

### Location

The town offers a diverse mix of cafe's, shops, bars and the Wellington Centre, as well as offering a wide range of recreational pursuits including Connaught Alpine ski centre & dry slope, a lido, Olympic swimming pool, bowling centre and local parks.

Aldershot's mainline station offers a regular service to Clapham Junction, Guildford and London Waterloo and is situated within easy reach of the Blackwater Valley and superb road links leading to the A3, M3 & M25









*In this house we dance in the kitchen*















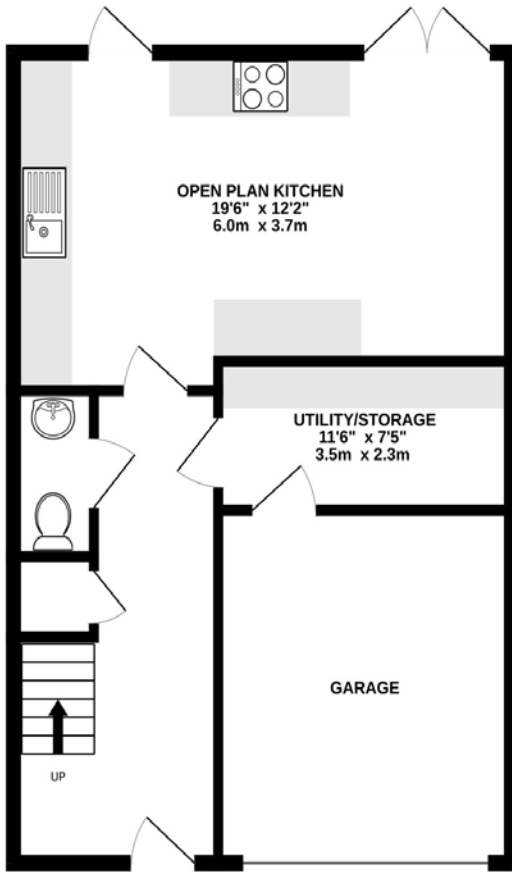




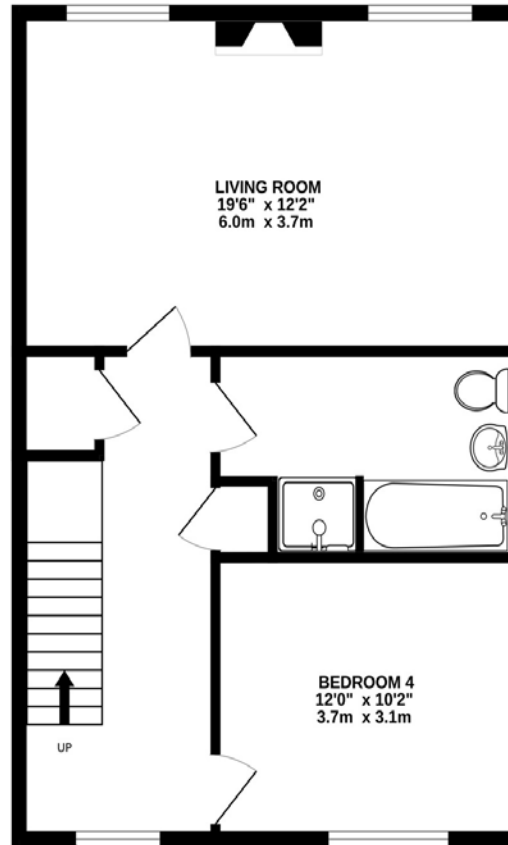




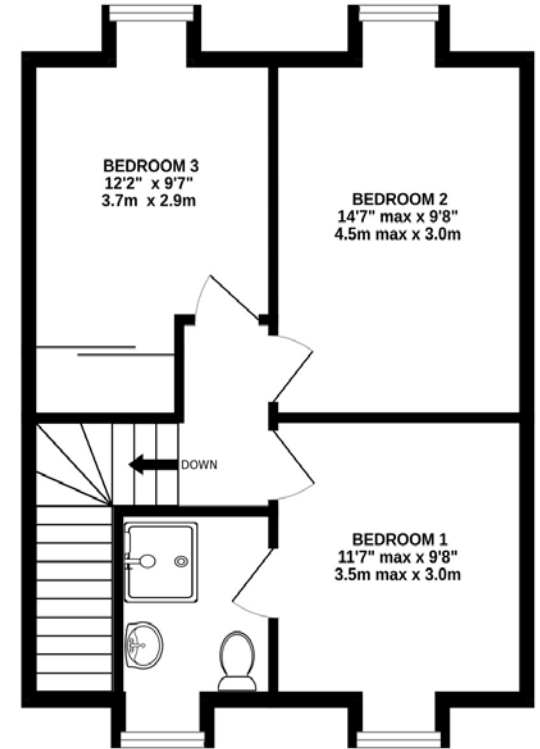
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 operability or efficiency can be given.  
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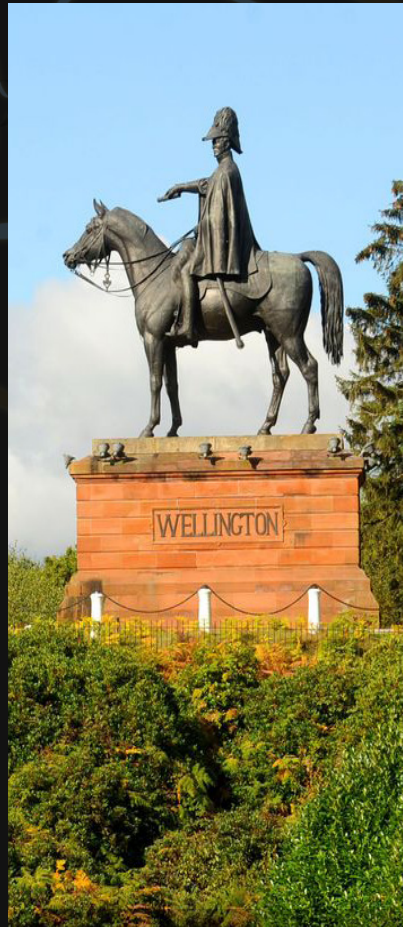


# Places of interest

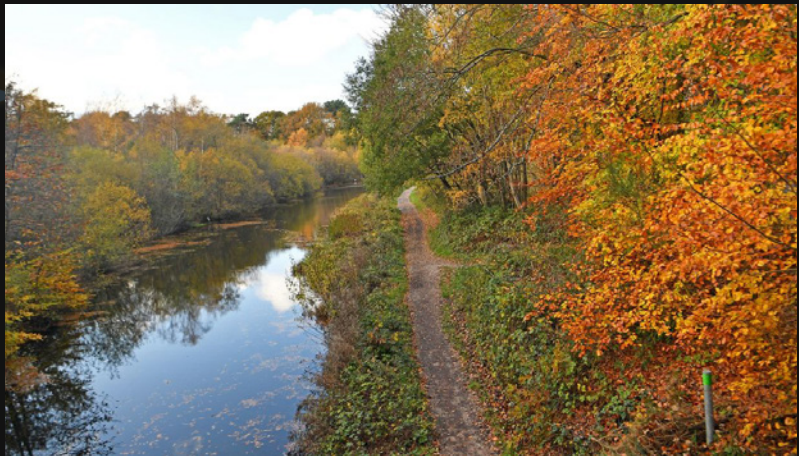
A selection of photographs showing various locations in and around Aldershot are shown below.



West Gate



Mainline Railway Station



Basingstoke Canal



Basingstoke Canal

## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

### Services & Material Information

Water – Mains  
Gas – Mains  
Electric – Mains  
Sewage - Mains  
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs  
EPC - B (85)  
Broadband Checker - <https://www.openreach.com/fibre-broadband>  
Mobile Signal - Unknown, depends on carrier  
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>  
Accessibility Accommodations - None

Directions - Postcode GU11 4AE. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing  
Telephone sole agents  
McCarthy Holden: 01252 620640

Local Authority  
Hart District Council  
Tax Band E



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)