

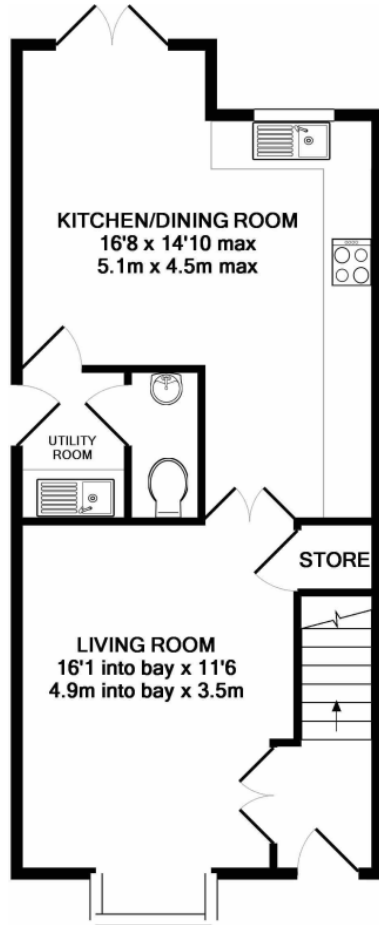


Penrose Gardens, Ash Vale, Aldershot, Hampshire GU12 5RP

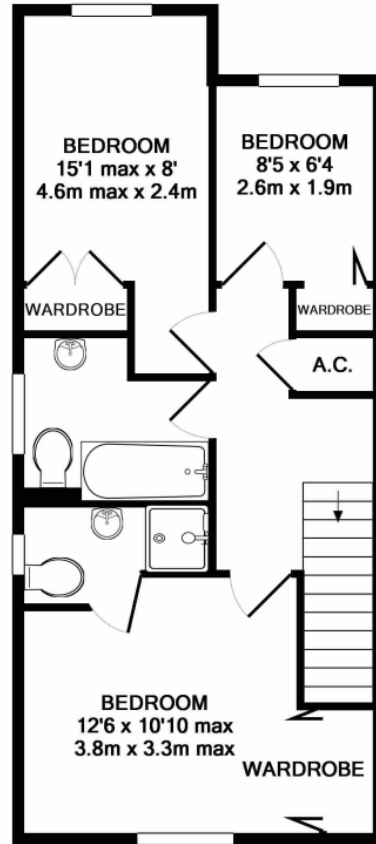
PRICE £475,000 Freehold

Situated down a private drive and set in a secluded and quiet cul-de-sac is this well presented semi detached home in Ash Vale. The property is only a short walk from Ash Vale train station which offers direct routes into London. You are also only a stones throw from some lovely walks as the Ash Ranges are situated just down the road, as well as the Basingstoke Canal and visitors centre which are also within close proximity. There are also a number of local schools in the area and Ash Vale village centre is only a short distance. Accommodation of the property consists of three bedrooms, living room with bay window and a large kitchen/dining room. Further benefits include a downstairs cloakroom, utility room, en-suite shower room to bedroom one and a family bathroom. The property has gas central heating and is double glazed. Outside to the rear there is a generous sized and secluded rear garden with patio area and side access. To the front of the property there is an allocated parking space and a number of further visitor parking bays. Viewings are highly recommended.





GROUND FLOOR
APPROX. FLOOR
AREA 493 SQ.FT.
(45.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- PRIVATE ROAD
- OFF STREET PARKING
- SEMI DETACHED
- SPACIOUS KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- ASH RANGES ONLY A 5 MINUTE WALK

- SAFE & QUIET CUL-DE-SAC
- THREE BEDROOMS
- LIVING ROOM WITH BAY WINDOW
- EN-SUITE TO BEDROOM ONE
- UTILITY ROOM
- CLOSE TO MAINLINE STATION

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C	73	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

