



ESTATE AGENTS



Elston Place, Aldershot, Hampshire

Price Guide £450,000



# Elston Place, Aldershot, Hampshire

A well presented three bedroom property ideally located in this sought after cul de sac, within walking distance of Manor Park, well regarded schools and the mainline station.

This impressive semi-detached home has been much improved by the current owners and features three bedrooms with fitted wardrobes and storage, bay fronted living room, dining room, conservatory and refitted kitchen with a separate utility room, as well as a downstairs WC. There is also a three piece bathroom with power shower over the bath.

Outside there is an extensive rear garden, with two good sized storage sheds and greenhouse. There are outside power points and the garden is enclosed by panel fencing. The garden is mainly laid to lawn with a wide range of mature shrubs.

There is a shared block paved driveway leading to the garage.

Viewings are highly advised to appreciate this beautifully presented property.

Freehold  
Council Tax Band D

- Three bedrooms
- Entrance hall
- Bay fronted living room
- Dining room
- Conservatory
- Refitted kitchen and separate utility room
- Cloakroom
- Large rear garden
- Gas central heating and double glazing
- Garage

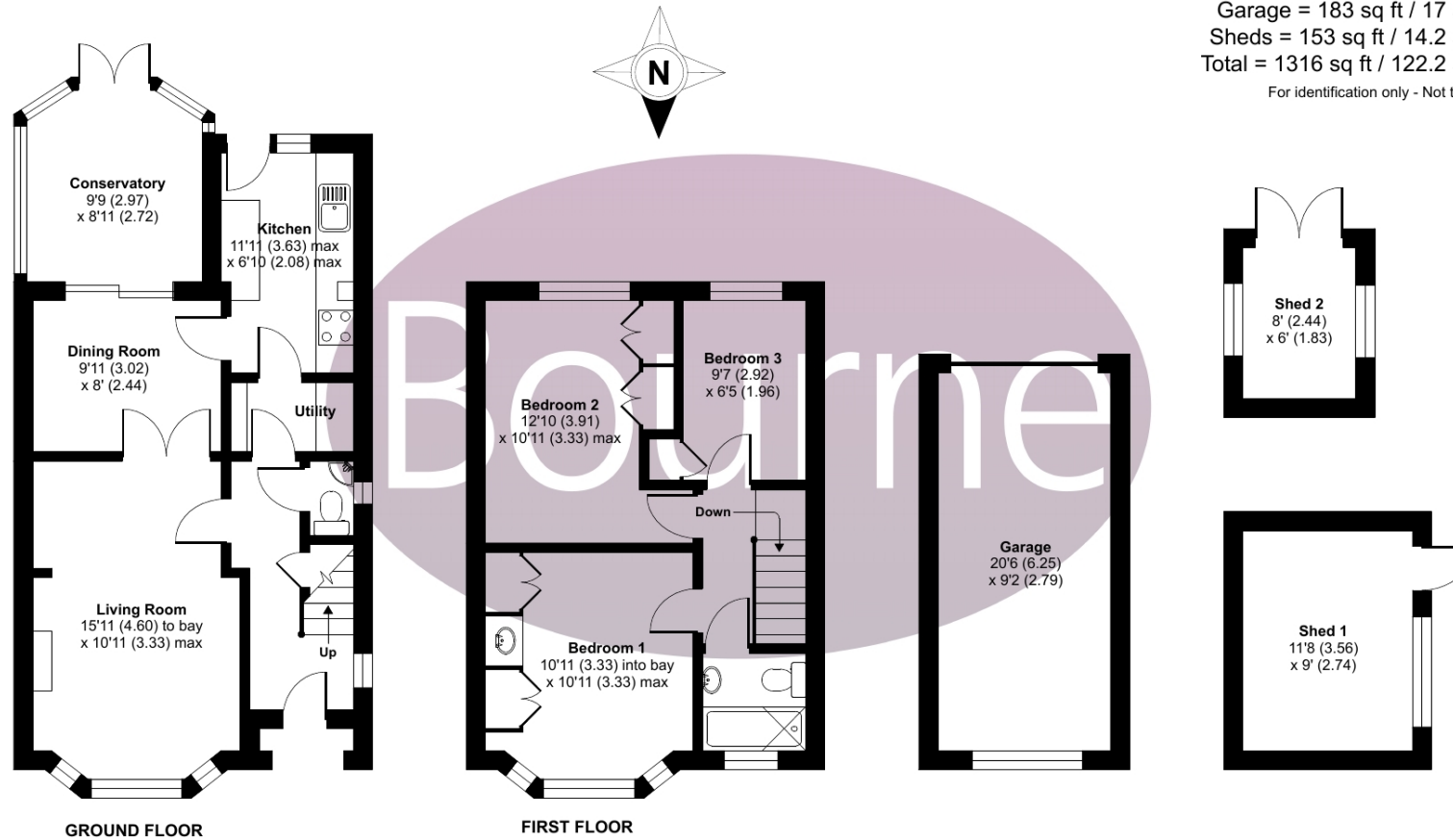


# Floor Plan

## Elston Place, Aldershot, GU12

Approximate Area = 980 sq ft / 91 sq m  
Garage = 183 sq ft / 17 sq m  
Sheds = 153 sq ft / 14.2 sq m  
Total = 1316 sq ft / 122.2 sq m

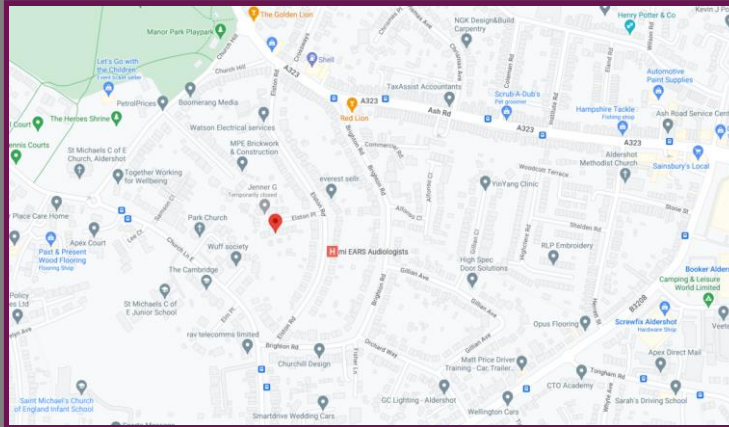
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Bourne Estate Agents. REF: 912125

# Location

The property is located within walking distance to Aldershot Town and Manor Park is just a stones throw away.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.  
 If you require clarification of any points then please contact us especially if you are travelling some distance to view.  
 Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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