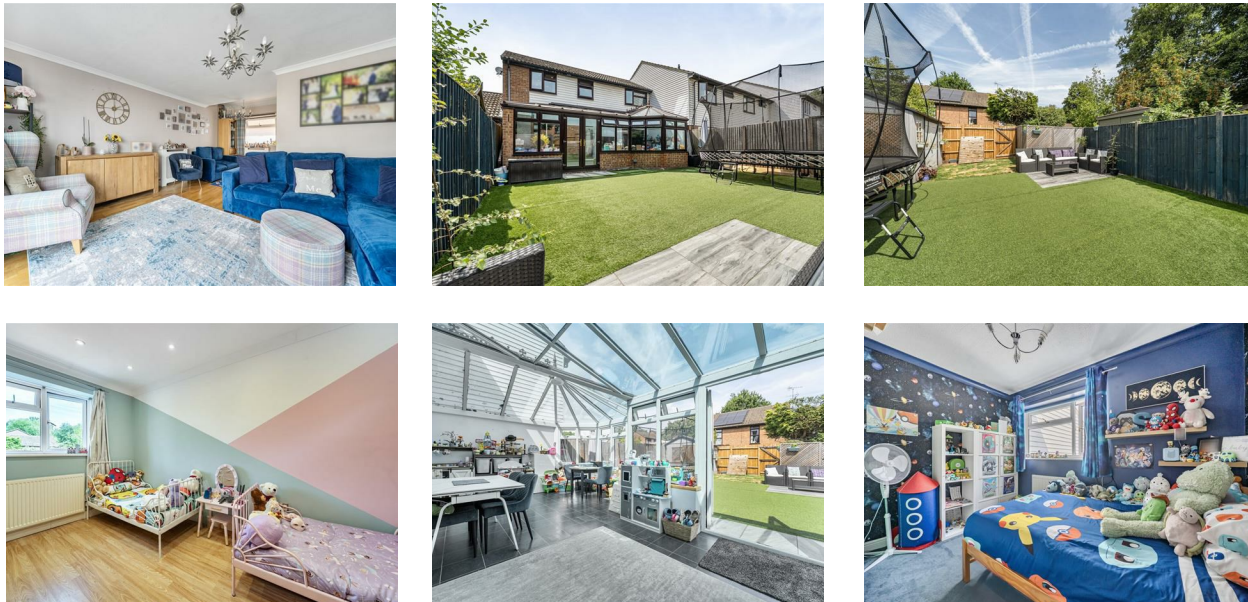
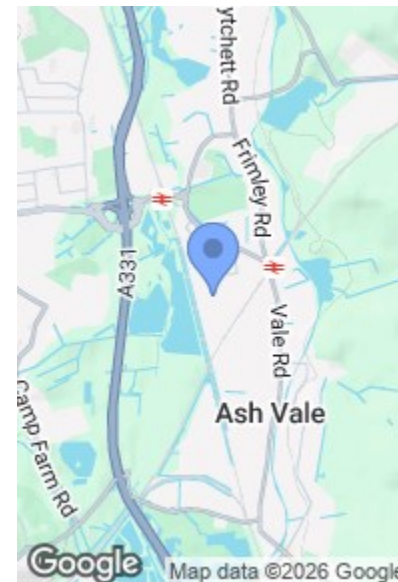
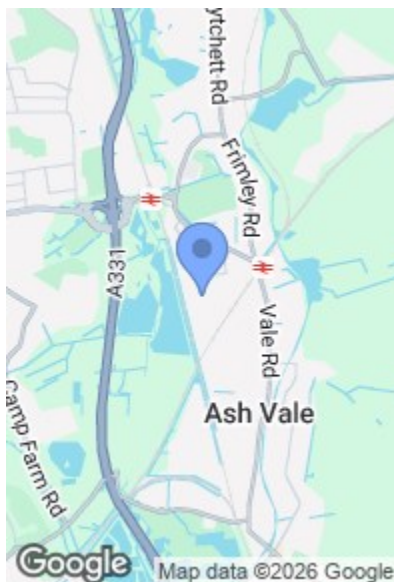




ROAD MAP

HYBRID MAP

TERRAIN MAP



AVONDALE, ALDERSHOT GU12
OFFERS IN EXCESS OF £400,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- Four Bedrooms
- Modern Kitchen
- Easy Access To A331 & Ash Vale Train Station
- Two Reception Rooms
- Versatile Living Accommodation Throughout
- Enclosed Landscaped Rear Garden

FULL DETAILS

Entrance Hallway

Living / Dining Room

Rear aspect L shaped room, neutrally decorated , laminate flooring throughout, double doors leading into conservatory

Conservatory

Rear aspect room, offers versatile range of use as a room, currently being used a breakfast room/ children playroom

Kitchen

Range of base and eye level units, sink, five gas ring hob, extractor fan, integrated microwave & oven, space for under counter dishwasher, space for; fridge/freezer & washing machine. Partly tiled walls and laminate flooring.

WC

Low level WC, wash hand basin

First Floor Landing

Door leadings to all bedrooms, carpet flooring

Bedroom One

Front aspect double bedroom, neutrally decorated, laminate flooring.

Bedroom Two

Rear aspect double bedroom, laminate flooring, neutrally decorated

Bedroom Three

Rear aspect room, carpet flooring, neutrally decorated

Bedroom Four

Rear aspect bedroom, laminate flooring, neutrally decorated

Bathroom

Three piece bathroom suite, P shaped bath with shower attachment, low level WC, wash hand basin with hot & cold mixer tap, linoleum flooring.

To The Front

Access to communal parking

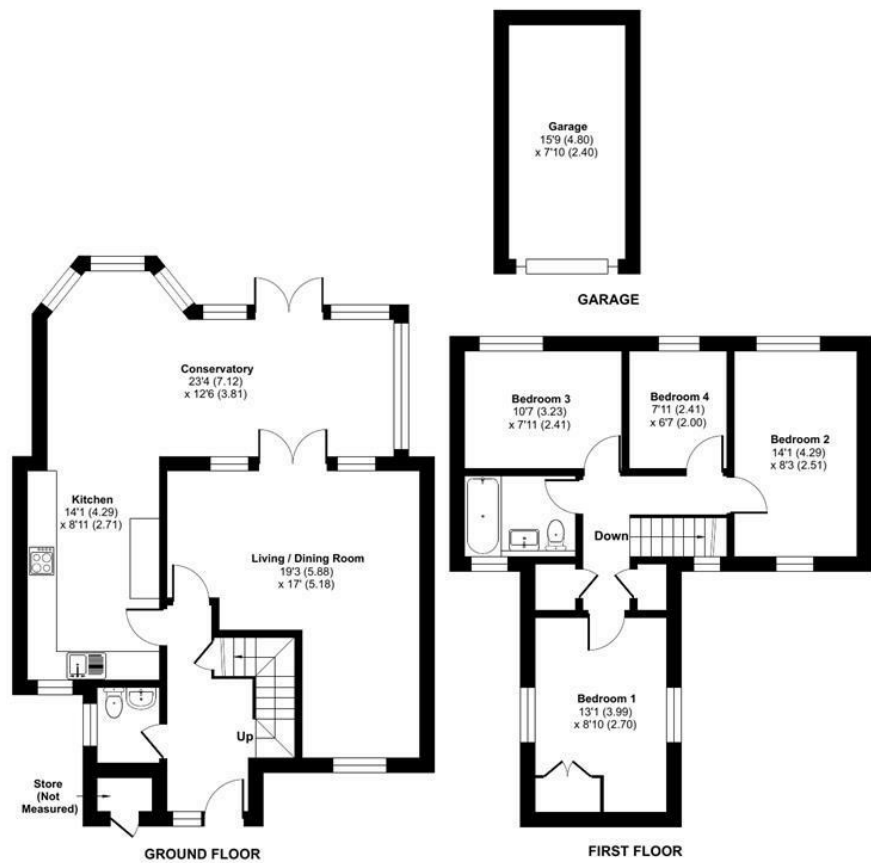
To The Rear

Enclosed rear garden with panel fencing , landscaped with artificial turf, patio area, rear access.

FLOORPLAN

Avondale, Ash Vale, Aldershot, GU12

Approximate Area = 1284 sq ft / 119.2 sq m (excludes store)
Garage = 124 sq ft / 11.5 sq m
Total = 1408 sq ft / 130.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. KNIGHTS PROPERTY SERVICES. Produced for Knights Property Services. REF: 1497432

AVONDALE, ALDERSHOT GU12

KNIGHTS PROPERTY SERVICES- A beautifully presented and well-appointed four-bedroom family home, offering generous and well-balanced accommodation throughout. A particular feature of the property is the impressive 23ft conservatory, enjoying pleasant views over the rear garden and enhanced by both underfloor and wall heating, providing an ideal year-round reception space. The home has been further improved with a stylish modern kitchen, a contemporary bathroom fitted with a power shower, and a practical downstairs cloakroom. Occupying a sought-after location, the property is conveniently situated within easy reach of Holly Lodge School, Ash Vale and North Camp railway stations, as well as the scenic Basingstoke Canal, making it an ideal choice for families and commuters alike.