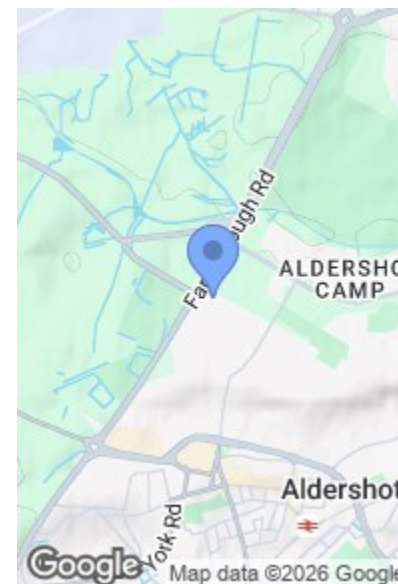
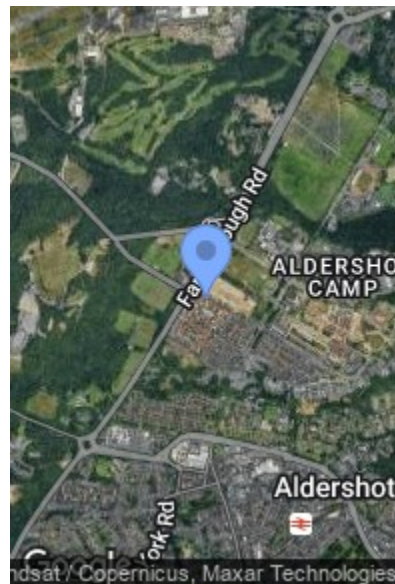
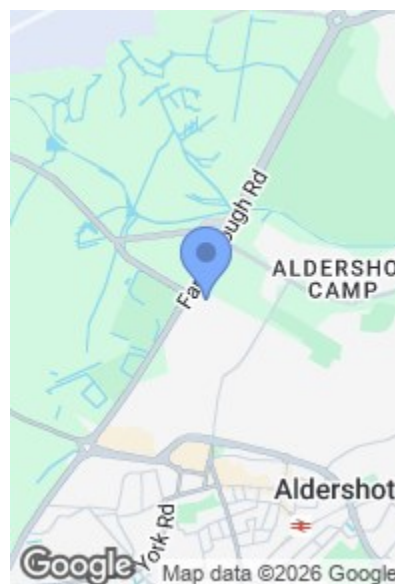


ROAD MAP

HYBRID MAP

TERRAIN MAP



ALBUHERA ROAD, ALDERSHOT GU11  
OFFERS IN EXCESS OF £575,000

Camberley 01276 539111  
Email: [enquiries@knightspropertyservices.com](mailto:enquiries@knightspropertyservices.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightspropertyservices.com](http://www.knightspropertyservices.com)



Energy Efficiency Rating	
Current	Potential
<b>A</b> (92 plus)	<b>94</b>
<b>B</b> (81-91)	<b>85</b>
<b>C</b> (69-80)	
<b>D</b> (55-68)	
<b>E</b> (39-54)	
<b>F</b> (21-38)	
<b>G</b> (1-20)	
England & Wales	
EU Directive 2002/91/EC	







## MAIN FEATURES

- Beautifully Presented Town House
- Sought-After Wellesley Development
- Garage Used As A Gym
- Balconies
- Versatile Living
- Four Bedrooms
- Landscaped Garden
- Driveway Parking
- Great Range Of Local Amenities
- Good Commuter Links

## FULL DETAILS

### Entrance Hallway

Enter via door and stairs leading to the first floor.

### Kitchen/Dining Room

Fitted with a range of base and eye level units, hob, extractor fan, oven, sink, fridge/freezer and dishwasher. Central island and utility cupboard with washing machine and shelving with space for; tumble dryer. Laminate flooring and doors leading to the rear garden.

### Bedroom Two

Dual aspect, cupboard and carpet flooring.

### WC

Wash hand basin and low level WC.

### First Floor Landing

Carpet flooring.

### Living Room

Media wall with feature fire and storage. Carpet flooring and doors leading to the good-sized balcony.

### Bathroom

Wash hand basin, low level WC, bath with shower, partly tiled walls and tiled flooring.

### Bedroom Three

Dual aspect, wardrobes and carpet flooring.

### Second Floor Landing

Storage cupboard and carpet flooring.

### Bedroom One

Wardrobes with sliding door, wood panelling, carpet flooring and juliet balcony.

### Shower Room

Shower cubicle, wash hand basin, low level WC, partly tiled walls and tiled flooring.

### Bedroom Four

Dual aspect and carpet flooring.

### To The Rear

Tiered garden, landscaped by owner. Areas laid to lawn and patio. Lighting and gate leading to the garage and driveway parking.

### Garage

Being used as a gym. Up and over door.

### To The Front

Area laid to shingle, enclosed by railings.

### Council Tax

Band E.

## FLOORPLAN

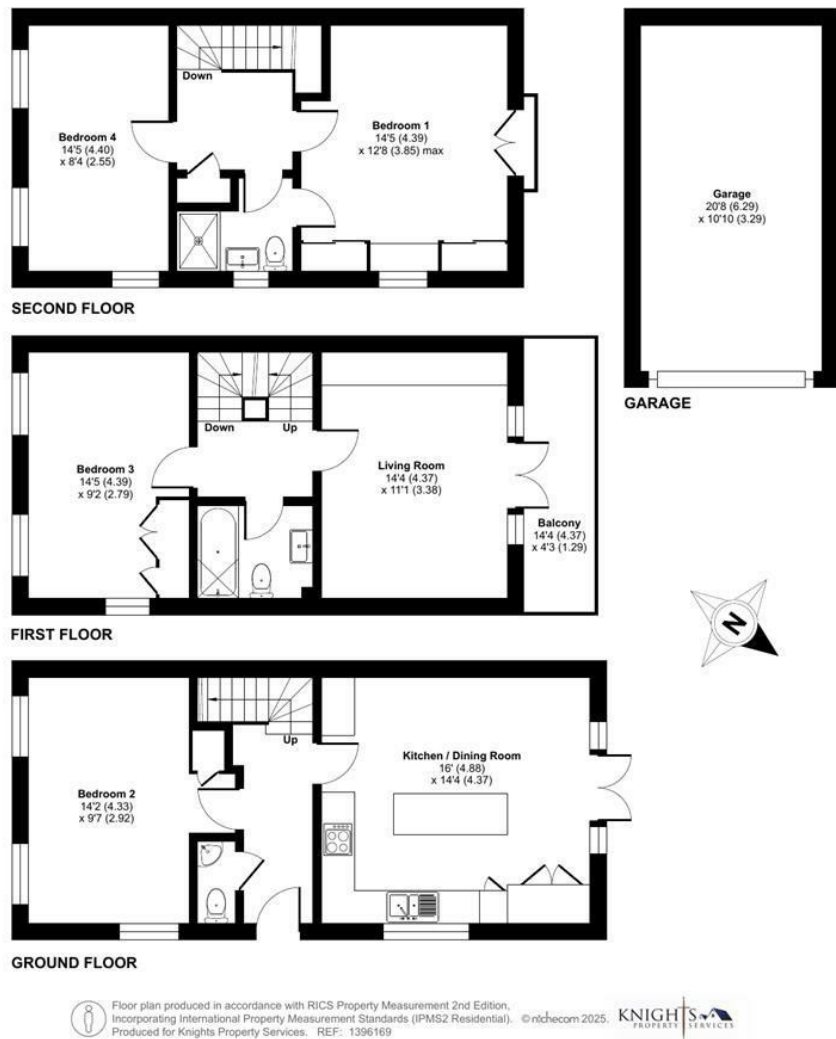
### Albuhera Road, Wellesley, Aldershot, GU11

Approximate Area = 1329 sq ft / 123.4 sq m

Garage = 223 sq ft / 20.7 sq m

Total = 1552 sq ft / 144.1 sq m

For identification only - Not to scale



## ALBUHERA ROAD, ALDERSHOT GU11

KNIGHTS PROPERTY SERVICES - Knights are excited to market for sale this beautifully presented town house, situated on the sought-after Wellesley Development in Aldershot. It occupies a prime location for a great range of local amenities and leisure facilities, in addition for easy access to Farnham, Guildford and Camberley. It is also positioned well for good commuter links as well as beautiful walks, making this an ideal property purchase. This four bedroom home was brought from new by the owner in 2021, who has made further enhancements to the property such as landscaped the front and rear gardens, added an island to the kitchen/dining room, media wall, boarded the loft (complying with NHBC guidelines for additional further storage) and lots more. The versatile accommodation, which is spread over three floors, comprising; open plan kitchen/dining room, living room, four bedrooms, shower room, bathroom and ground floor WC. There is also a good-sized balcony off the living room and a juliet balcony to bedroom one. The property also comes with driveway parking and a garage, which is currently being used as a gym.