



TO LET

28b Upper St Michaels Road, Aldershot, Hampshire, GU11 3HA
£3,250 Per Calendar Month

- Solar powered Water heating supply.
- Prime Location on the Crown Estate.
- Italian styled Kitchen with Bosch appliances.
- Driveway and Car Port.
- Council Tax TBC.
- 4 Double Bedrooms & 2 Bathrooms.
- UPVC casement windows and bi-fold doors.
- Landscaped and South facing gardens.
- 5 Weeks' Deposit £3750
- EPC Energy Rating Band - NEW HOME

Haka Homes have been building luxuriously appointed Houses in and around Surrey & Hampshire for over 15 years and they have built up an enviable reputation for their building quality, high specification finish and sensible design features.

Their stand-out finish and attention to detail can easily be seen with an impressive portfolio and they have been involved with many high end building schemes on the Wentworth Estate. Their workmanship and eye for detail make each and every House they build, somewhere you will be proud to call your Home.

THE PROPERTY

This brand new executive detached House is tucked away in a quiet traffic free location on the sought after Crown Estate, within walking distance of the Railway Station and the town centre. The high end finish is visible on inspection and includes features such as underfloor heating under porcelain tiles throughout the ground floor, a Valmora Italian fitted Kitchen with Bosch appliances and granite worktop surfaces.

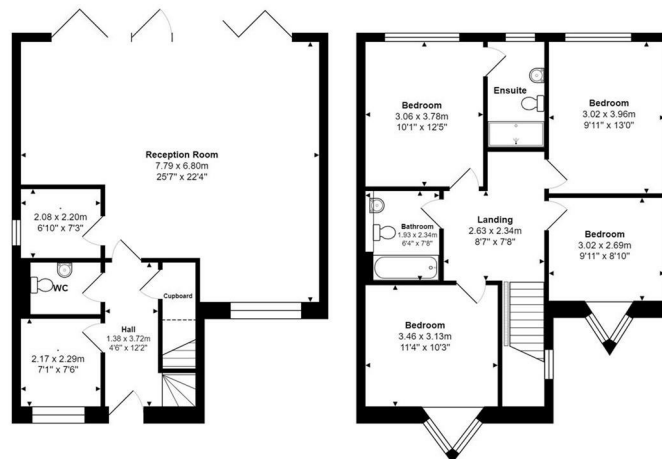
This House offers true open plan living space with a superb 25' x 22' Living Room/Kitchen and dining space benefitting from full width bifold doors that open onto a paved Patio with porcelain tiles that flow seamlessly from the Living Room/Kitchen. In addition, there's a Cloakroom/WC, utility room and another Reception Room that could be used as a Study/Playroom or even a Snug. On the 1st Floor, there are 4 Bedrooms, all are doubles and as you'd expect, the en-suite to the Master Bedroom and the Family Bathroom are both finished to an exceptionally high standard.

Outside and to the front are landscaped Gardens and a block paved driveway leading to a car port with car charging EV points. The landscaped back gardens are South facing and provide far reaching views towards the Hogs Back. Within walking distance to very well regarded Nursery and Junior Schools.

SITUATION

Aldershot is in a prime location in North East Hampshire being 39 miles South West of London and 7 miles West of Guildford. The Town Centre has been recently redeveloped and with new eateries, shops and social spaces supporting the existing wide ranging shops, restaurants, theatre, cinema and bowling lanes, Aldershot really does have lots to offer.

Please note that these photographs are not illustrative of this Property but are provided to show an example of the Builders level of finish and specification.



Total Area: 128.3 m² ... 1381 ft² (excluding ...)
All measurements are approximate and for display purposes only

Directions