



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



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Plot 2 Upper St Michaels Road

£750,000 Freehold

This brand new executive detached House is one of only 2 and 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. Traditionally constructed by HAKA Homes, the high end finish will be 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. These new Homes will benefit from a Local Authority backed structural Warranty and their location could be perfect for Families, being within walking distance to very well regarded Nursery and Junior Schools but All Hallows Secondary School is also within a reasonable distance.

We are very excited to be offering these uniquely designed Houses for sale and contact us to register your interest.





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.

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.



- **Brand New Detached House.**
- **4 Double Bedrooms & 2 Bathrooms.**
- **Prime Location on the Crown Estate.**
- **UPVC casement windows and bi-fold doors.**
- **Italian styled Kitchen with Bosch appliances.**
- **Landscaped and South facing gardens.**
- **Driveway and Car Port.**
- **Solar powered Water heating supply.**
- **Council Tax TBC.**
- **EPc energy rating band - NEW HOME**

