



## 34 Redan Road

Aldershot, GU12 4ST

### Offers In Excess Of £285,000

It may sound cliché, but this is genuinely a home that is much larger than it first appears from the front. The property offers a unique layout and has been tastefully decorated throughout, with a nice finish in both the kitchen and bathroom. Additional benefits include gas central heating and double glazing throughout.

The ground floor offers three reception areas, beginning with a spacious and welcoming entrance hall with ample storage space and a turning staircase leading to the first floor. There is a cosy snug area, ideal for relaxing, which leads through to a galley-style kitchen. From here there is also access to a downstairs cloakroom/WC, where there may be potential to incorporate a shower room if desired. The accommodation continues into a dining room, although this is a versatile space and could easily be adapted to create a separate office or study if required. Doors from this area lead directly out to the rear garden. On the first floor there are two well-proportioned double bedrooms, along with a generous family bathroom off the bedroom which includes a separate shower cubicle.

Outside, the garden has been designed with low maintenance in mind and provides a peaceful space to enjoy, with a lawn area and decked seating area.

Viewings on this property are highly recommended.

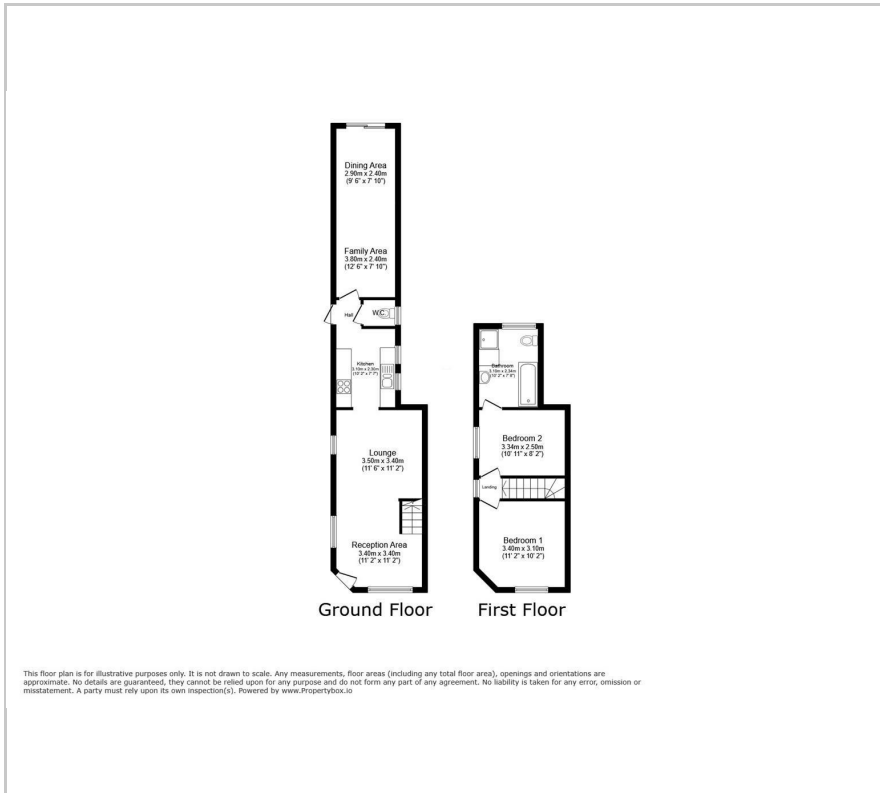
### Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.

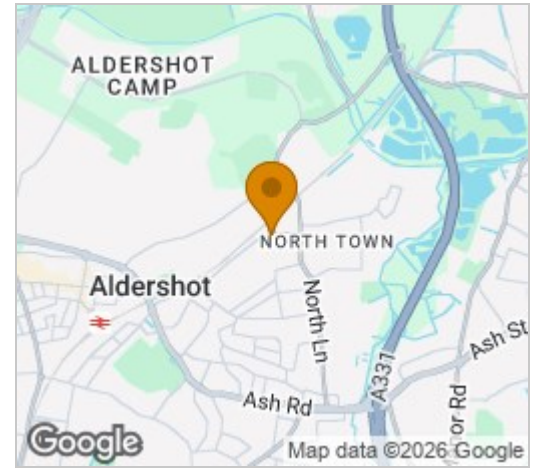
- End of terrace house
- Two double bedrooms
- Downstairs Cloakroom/WC
- Three ground floor reception areas
- Enclosed garden
- Double glazed
- Well presented throughout
- Close to shops
- Council tax band C
- EPC energy rating band (D) 57



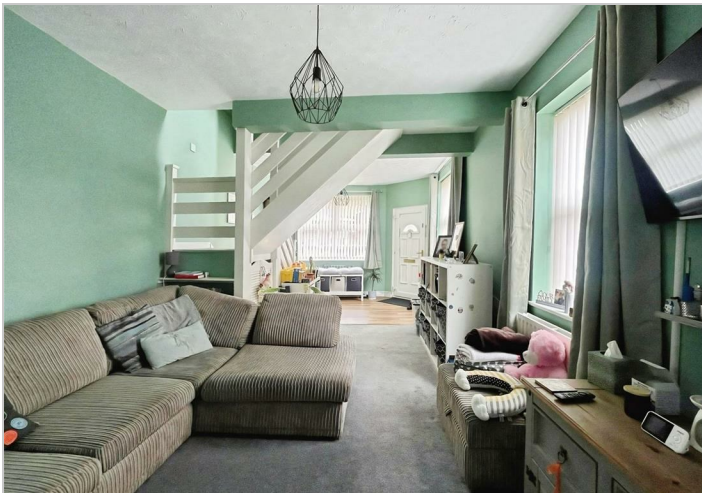
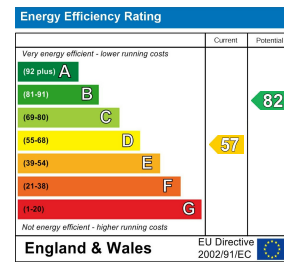
## Floor Plan



## Area Map



## Energy Efficiency Graph



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