



## 2 Laurel Gardens

Aldershot, GU11 3TQ

Asking Price £490,000

This well-presented detached property offers spacious accommodation and the benefit of no onward chain.

The first floor comprises three generous double bedrooms, a family bathroom, and an updated en suite to the principal bedroom. On the ground floor, the home features a bright and airy living room overlooking the garden, a separate dining room, a modern refitted kitchen, and a convenient cloakroom.

Externally, the property boasts an integral garage with light and power, a large frontage with lawn and driveway parking for up to three cars, and a west-facing rear garden with a full-width patio and side access.

### About Aldershot

Offering great commuter links including easy access to the M3 and A3, combined with the train station which serves London Waterloo in under an hour; Aldershot is in a great location. The town centre is well located and offers a rich history that can be noted around the areas as well as a choice of leisure facilities including a lido and sports centre, along with two theatres, a cinema and a choice of high street shops, restaurants and parks.

- 3 Bedrooms
- 2 Bathrooms & WC
- Close to Schools
- Updated kitchen
- No onward chain
- Superb gardens
- Garage and Parking for 2 Cars
- 2 Reception rooms
- Council tax band D
- EPC Energy Rating Band (D) 68

### 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.



3



2

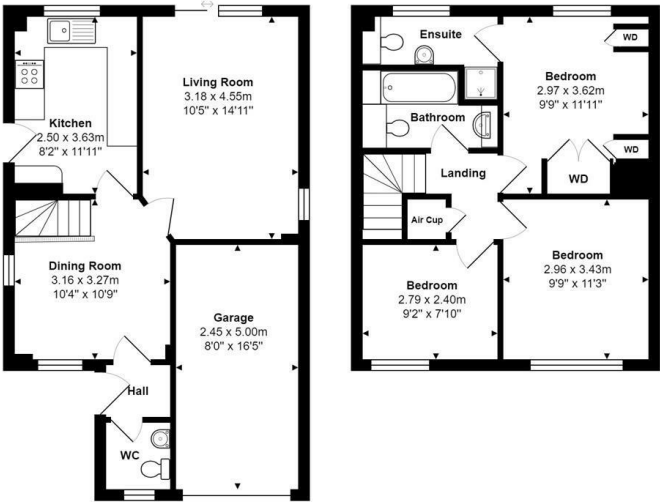


2



D

Floor Plan

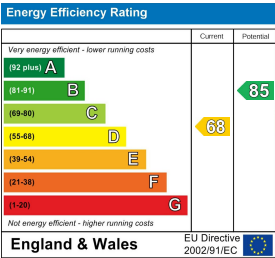


Total Area: 92.1 m<sup>2</sup> ... 992 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.