



15A Attfield Close

Ash Aldershot, GU12 6PX

Asking Price £280,000

The main level comprises a bright living room enjoying a pleasant outlook over the green opposite, alongside a separate fitted kitchen and three double bedrooms arranged off a central landing. A private balcony adds further appeal, while the private rear garden backs directly onto open fields and offers an exterior office space — a rare feature that brings a real sense of space and privacy.

On the top floor, a versatile loft conversion provides valuable additional accommodation, equally suited to use as a guest bedroom, with an additional study area.

Tucked away within a quiet cul-de-sac in Ash Vale, the property is conveniently positioned within walking distance of Ash railway station, offering direct services to Guildford in approximately nine minutes. Aldershot and Farnborough are both within easy reach, and the area is well served by local schools, green spaces and everyday amenities, making it an appealing choice for commuters, first-time buyers and growing families alike.

- 3 Double Bedrooms
- Private Balcony
- Private rear Garden
- Must be seen apartment
- Modern Kitchen with High Gloss Units
- Leasehold 97 Years Remaining
- Service Charge - £44 pcm
- Ground Rent - TBC
- Council Tax Band (C)
- EPC Energy Rating Band (C) 73

Viewing

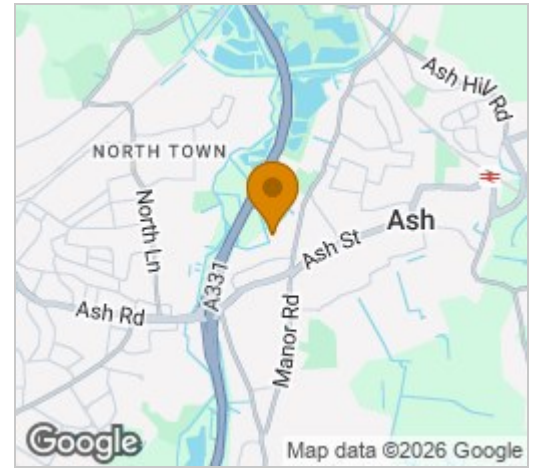
Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



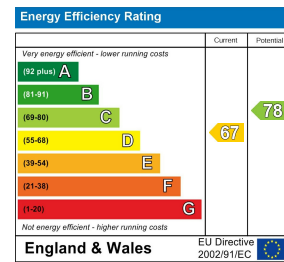
Floor Plan



Area Map



Energy Efficiency Graph



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