Fosters
sales & lettings



# 31 Park Road

## Aldershot, GU11 3PX

## Asking Price £425,000

Offered to the market with no onward chain, this three-bedroom detached bungalow features a superb lounge with views over the garden, a kitchen/breakfast room and two bathrooms, all conveniently arranged on one level. Outside, the property sits on a generous south-facing plot, offering immense potential.

There is scope to extend, subject to the necessary planning permissions (STPP). Additional benefits include a private driveway, gas central heating, and attractive views over the allotments beyond.

Park Road is conveniently located close to local shops and schools, with easy access to Badshot Lea and the A331.

- Detached Bungalow
- 3 beds - 2 bathrooms
- Large plot - Driveway
- No onward chain
- Kitchen/breakfast room
- Popular road
- South facing garden
- Scope to extend STPP
- Council tax band E
- EPC energy rating band (52) E

### 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 1 E

## Floor Plan




Floor Plan

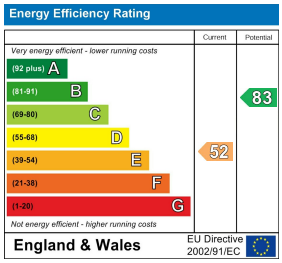
Total floor area: 85.5 sq.m. (920 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map




## Energy Efficiency Graph












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14 Grosvenor Road, Aldershot, Hampshire, GU11 1DP
Tel: 01252 344333 Email: sales@fostersestateagents.com https://fostersestateagents.com/