



## 11 Green Acre Aldershot, GU11 3JL Offers In Excess Of £350,000

Positioned within a quiet and well-established residential setting, is this well-maintained three-bedroom family home offering spacious and well-balanced accommodation.

The ground floor comprises a generous living and dining area, a well fitted kitchen, downstairs WC and an entrance hall with plenty of storage.

On the first floor there are three bedrooms, each benefiting from good natural light, along with a family bathroom. The layout is practical and thoughtfully arranged, maximising space.

Externally, the property features a private rear garden. To the front, off-road parking for a minimum of two vehicles.

Overall, this attractive home combines comfortable living accommodation with a pleasant residential location, making it a highly appealing opportunity for prospective purchasers.

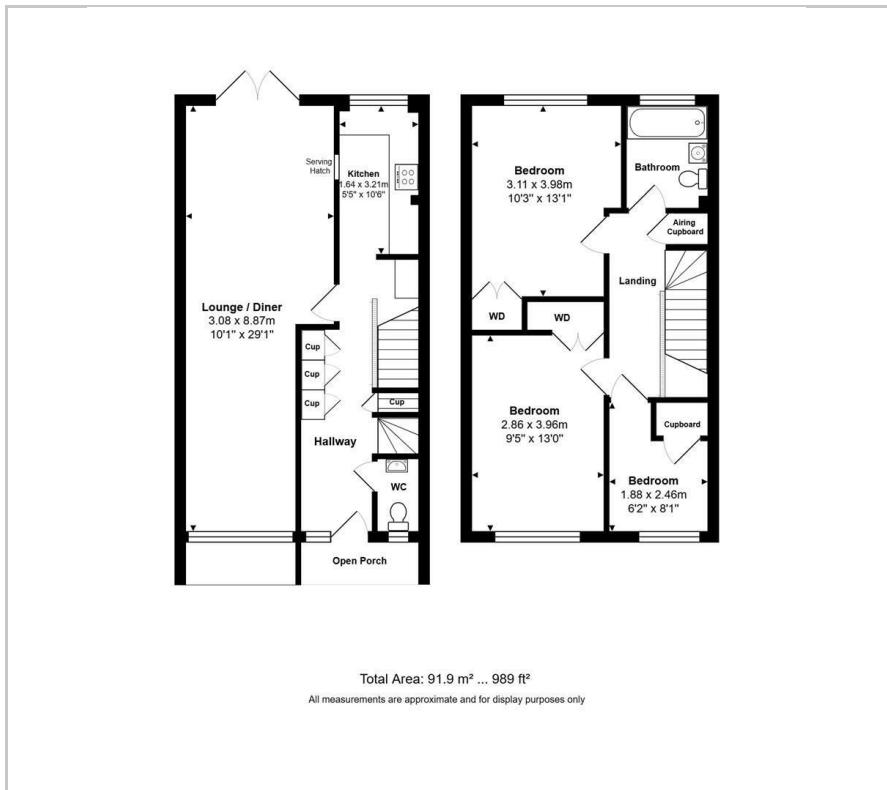
- Three Bedrooms
- Spacious living and dining area
- Off-Road parking for two cars
- Quiet residential location
- Good natural light in all main rooms
- Convenient access to main road links including the A331 and A31
- Family bathroom and downstairs WC
- Close proximity to Aldershot Train Station with direct links to London
- Council Tax Band (D)
- EPC Rating Band (c) 79

### 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.



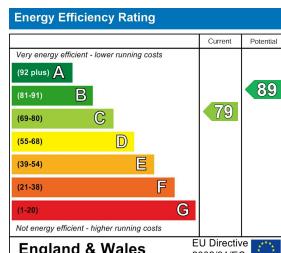
## Floor Plan



## Area Map



## Energy Efficiency Graph



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