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sales & lettings



19 Canning Road

, Aldershot, GU12 4RT

Offers In The Region Of £400,000

Just 1 word sums this House up - CHARACTER! A truly delightful Victorian Cottage with bags of original features that are too many to note but if you appreciate charm and character then you will fall for this House. In fact, it has been so well cared for and presented by the present Owner that the House has been featured in the "Beautiful Homes" Magazine! The Ground Floor has been thoughtfully extended to its side and rear. The entrance is through an enlarged L shaped Hallway that provides a large bright and welcoming entry point to this lovely House and an additional feature of this extension is a large and very tasteful Cloakroom/Shower Room with a high sloping ceiling and velux window. Also accessed from the Hallway is the front facing and bay windowed Living Room with a Log Burner for the colder times of the year! The Hall has stairs rising to the First Floor but also leads to a super 27' long Kitchen which widens to a large Dining space providing ample space to socialise. The Kitchen is presented in a mix of rustic and modern styling which fit the House perfectly. At the end of this part of the House, there is a seating area that overlooks the sunny Patio and replacement Glazed Doors lead to outside from here too. The First Floor has its original floorboards with a white painted finish. The Master Bedroom faces to the front with 2 original sash windows, there is a further Double Bedroom at the back and a large Single Bedroom too. The Bathroom is very tastefully fitted and has a cosy bath with shower above, the room complemented by grey tiling. Externally, those with an interest in gardening will be in their element! The rear Garden is very impressively stocked with a range of shrubbery, plants and trees of differing shapes, colours and sizes. Rarely have we seen such a lovely Garden and it is truly tranquil and peaceful. Being South facing, the Sun shines brightly but there are areas of shade as well. At the very end of the super 80' Garden is a su

- 3 Bedroom Character Cottage.
- 2 Bathrooms.
- 27' Kitchen/Dining Room.
- Bursting with charm.
- Stunning Garden.
- Driveway Parking.
- Close to shops and schools.
- Epc energy rating band (d) 65.

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.



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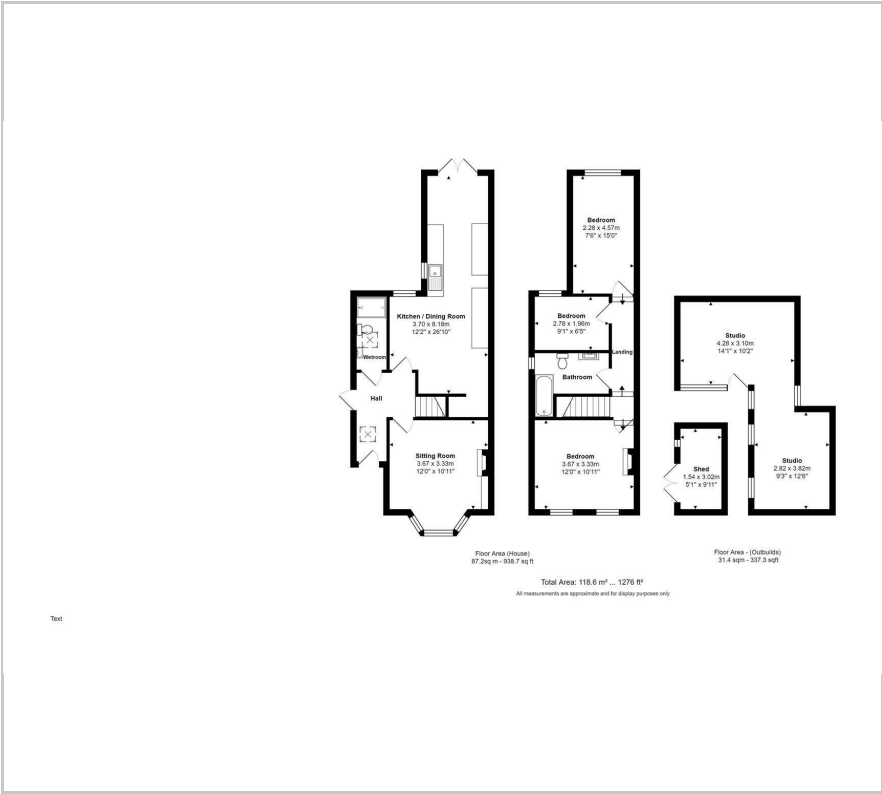
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Floor Plan



Area Map



Energy Efficiency Graph



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