



## 10 Royale Close

Aldershot, GU11 3PT

Offers In The Region Of £610,000

Situated in the popular and established Royale Close, this detached home benefits a quiet residential setting while remaining conveniently placed for everyday amenities. Aldershot town centre, mainline station and well-regarded local schools are all within easy reach, making the location ideal for families and commuters alike. There is also excellent access to the A331, A31 and surrounding road networks, providing straightforward connections to Farnham, Fleet and beyond.

The property itself has been thoughtfully extended and improved, creating a spacious and flexible home that offers four double bedrooms. At the heart of the house is a superb L-shaped open-plan kitchen and reception space, recently refitted to a high standard and designed to suit modern family living. This area flows seamlessly between cooking, dining and relaxing, while a separate living room provides a generous additional reception space, complete with a feature fireplace and doors opening directly onto the garden.

Practicality has also been well considered, with a large utility room formed from a partial garage conversion, alongside a welcoming front porch leading into the entrance hall and ground floor cloakroom. Upstairs, the master bedroom benefits from a recently refitted en-suite, with three other bedrooms and a family shower room.

Outside, the rear garden is a particularly good size and enjoys a pleasant, usable layout, mainly laid to lawn with a spacious patio area ideal for seating and entertaining. A large shed provides useful storage, while to the front the property offers off-road parking. Overall, this is a well-balanced home offering space, comfort and a convenient location.

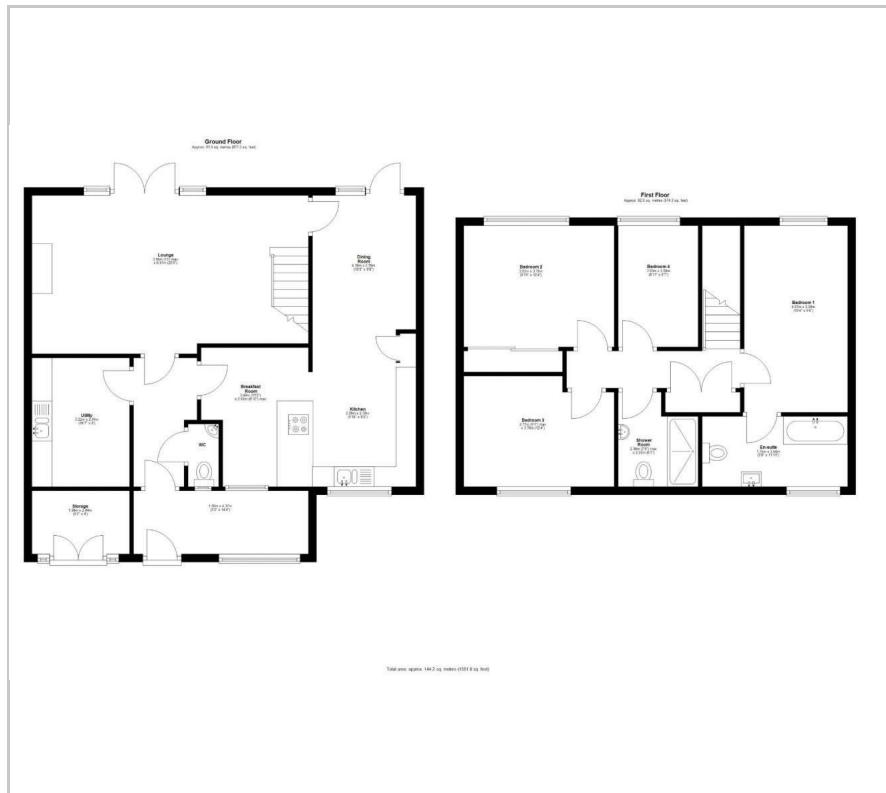
### Viewing

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

- Detached house
- Four bedrooms
- Off street parking
- Utility Room
- Additional storage room
- Downstairs WC
- Two bathrooms
- Stunning kitchen
- Council tax band E
- EPC rating (D) 58



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	79
(81-91)		B	58
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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