



## 28b Upper St Michaels Road

Aldershot, GU11 3HA

Asking Price £725,000

This brand new executive detached House is one of only 2 and is tucked away in a quiet traffic free location on the sought after Crown Estate, within walking distance of the Railway Station and the town centre. Traditionally constructed by HAKA Homes, the high end finish will be visible on inspection and includes features such as underfloor heating under porcelain tiles throughout the ground floor, a Valmora Italian fitted Kitchen with Bosch appliances and granite worktop surfaces.

This House offers true open plan living space with a superb 25' x 22' Living Room/Kitchen and dining space benefitting from full width bifold doors that open onto a paved Patio with porcelain tiles that flow seamlessly from the Living Room/Kitchen. In addition, there's a Cloakroom/WC, utility room and another Reception Room that could be used as a Study/Playroom or even a Snug. On the 1st Floor, there are 4 Bedrooms, all are doubles and as you'd expect, the en-suite to the Master Bedroom and the Family Bathroom are both finished to an exceptionally high standard.

Outside and to the front are landscaped Gardens and a block paved driveway leading to a car port with car charging EV points. The landscaped back gardens are South facing and provide far reaching views towards the Hogs Back. These new Homes will benefit from a Local Authority backed structural Warranty and their location could be perfect for Families, being within walking distance to very well regarded Nursery and Junior Schools but All Hallows Secondary School is also within a reasonable distance.

We are very excited to be offering these uniquely designed Houses for sale and contact us to register your interest.

### 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.

- Brand New Detached House.
- 4 Double Bedrooms & 2 Bathrooms.
- Prime Location on the Crown Estate.
- UPVC casement windows and bi-fold doors.
- Italian styled Kitchen with Bosch appliances.
- Landscaped and South facing gardens.
- Driveway and Car Port.
- Solar powered Water heating supply.
- Council Tax TBC.
- EPc energy rating band - NEW HOME



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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