



# 50 Brookfield Road

Aldershot, GU12 4UR

## Asking Price £370,000

This spacious semi-detached House is offered for sale with no onwards chain. Whilst in need of some cosmetic improvement and updating, the House has fantastic potential to improve and put your own styling and stamp on. With off road parking and scope to create more driveway and a very well stocked Garden that backs onto the Blackwater River, this is a super opportunity to buy your first Home and finish it to your own specification.

The House has a spacious ground floor layout, including a large Living/Dining Room, a separate Kitchen and a Conservatory that opens onto the rear Garden. Upstairs, there are 3 double Bedrooms with a generously sized 3rd Bedroom and a family Bathroom.

One of the real highlights of this property is the mature and well stocked rear Garden, which offers a lovely setting and plenty of outdoor space for relaxing or entertaining. At the end of the garden, the Blackwater River gently flows past, adding a unique and tranquil backdrop, ideal for nature lovers or those seeking a little more serenity at home.

Located on Brookfield Road, this home offers easy access to local schools, parks, and everyday shops in North Town, a suburb of Aldershot which is undergoing a regeneration and it's just a short drive from Aldershot and Ash Railway stations, both providing convenient links to London, Guildford, and beyond. There are also excellent road connections via the A331, A31, and M3 make this a great spot for commuters.

- 3 Bedroom Semi Detached.
- No Chain.
- Scope to improve and update.
- Off Road Parking and Garage.
- Stunning garden backing onto the Blackwater River.
- Sought-after location near transport and local amenities
- Excellent local Bus routes.
- Very commute friendly.
- Council Tax Band D.
- EPC energy rating band (D) 56.

### 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.

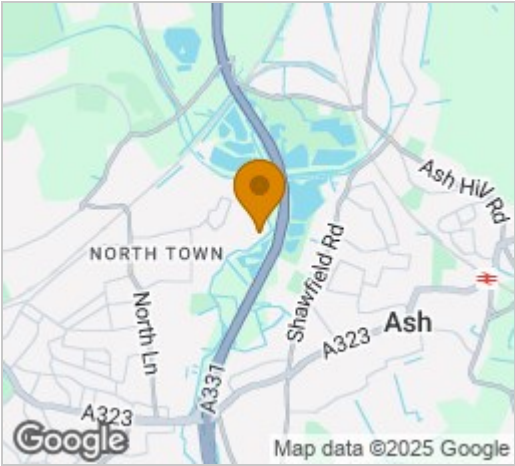




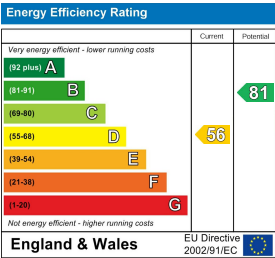
Floor Plan



Area Map



Energy Efficiency Graph



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