



## 17 Church Lane East

Aldershot, GU11 3BS

£500,000

A very well presented Period Home with many character features and generous accommodation. The Property has been extended to the rear and up into the loft space and it provides a very impressive 1700 square feet of versatile space that includes 4 Double Bedrooms, 2 Bathrooms and 3 Reception Rooms.

An inviting long Hallway provides access to a front facing Living Room, a delightfully bright room with a large walk-in bay window and double doors into a spacious Dining Room. The Hall also leads to a good sized Kitchen with adjoining Utility Room and Cloakroom/WC. A 2nd more informal Living Room can be found at the back of the House ; a versatile and relaxing area to chill, unwind and throw the doors open to the Patio and Garden beyond.

The 1st Floor provides access to a calming Master Bedroom with an en-suite Shower Room and a Juliette Balcony from where to enjoy far reaching views. 3 further Double Bedrooms and the Family Bathroom will also be found on this Floor with further stairs that lead to the converted Loft space and a useful Bonus Room.

Outside, a driveway allows off road parking and side access leads to the secluded rear Garden and Patio. This House is positioned close to the Farnham borders but the Railway station and Aldershot town centre, are both within walking distance.

- 4 Double Bedrooms.
- Bonus 2nd Floor Room.
- 2 Bathrooms.
- Ground Floor Cloakroom/WC.
- A Character Family Home.
- Off Road Parking.
- Council Tax Band E.
- EPC Rating D ( 63 ).

### 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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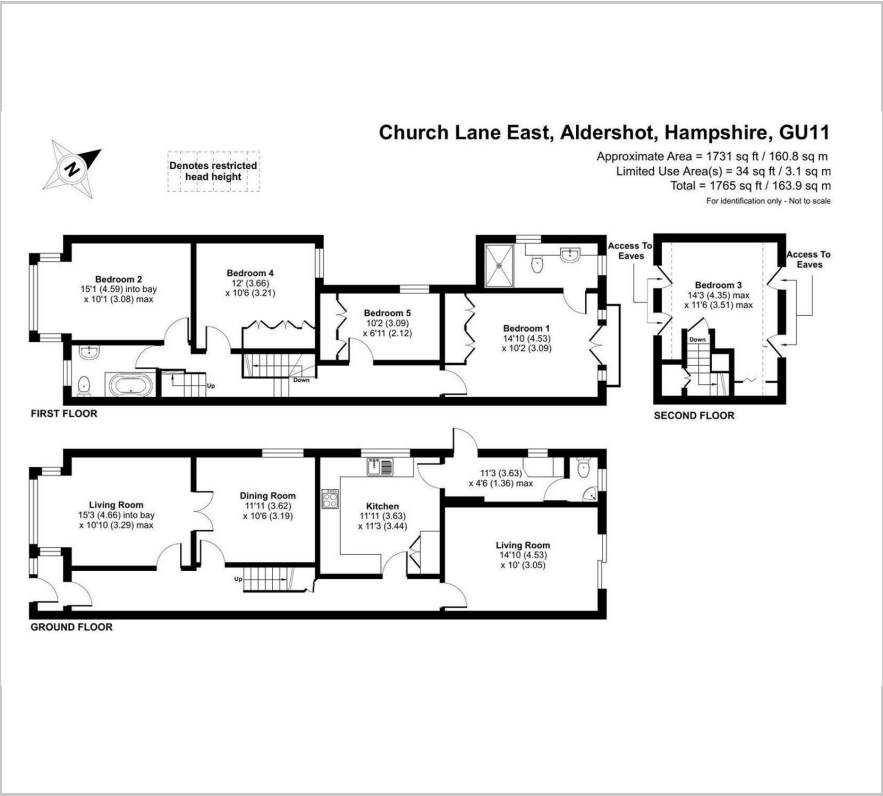
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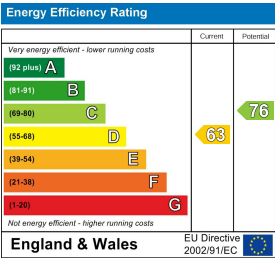
Floor Plan



Area Map



Energy Efficiency Graph



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