



## 28a Upper St. Michaels Road

Aldershot, GU11 3HA

Price Guide £750,000

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 has a front facing 21' Living Room and a super bright and full width Family Room at the back with bi-fold doors that open onto a paved Patio with porcelain tiles that flow seamlessly from this room. In addition, there's a Cloakroom/WC, a separate Utility Room and a long inviting Hallway. 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.

- Brand New Home.
- 4 Double Bedrooms & 2 Bathrooms.
- 2 large Reception Rooms.
- Prime location on the Crown Estate.
- UPVC casement windows and bi-fold doors.
- Italian styled Kitchen with Bosch appliances.
- Landscaped and South facing gardens.
- Solar powered Water heating supply.
- Council tax TBC.
- EPC energy rating band () tbc.

### 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.



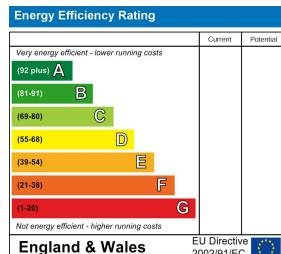
## Floor Plan



## Area Map



## Energy Efficiency Graph



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