



## 120 Boxalls Lane

Aldershot, GU11 3QG

£400,000

Situated in a sought after area of Aldershot, this well-presented three-bedroom semi-detached home is not to be missed.

To the front, the property benefits from off-road parking, while to the rear you'll find a beautifully maintained garden, perfect for relaxing or entertaining during the warmer months.

Internally, the ground floor offers a bright and spacious open-plan lounge and dining area, creating a fantastic sociable living space, along with a separate fitted kitchen. Upstairs, the first floor comprises two generous double bedrooms, a modern wet room, and a third smaller bedroom ideal for use as a nursery, dressing room or home office.

Please refer to the floor plan for full bedroom measurements.

Ideally positioned close to local shops, amenities and bus routes, Boxalls Lane is also within walking distance of a local nature reserve and provides convenient access to major road links, making it an excellent choice for commuters and families alike.

Early viewing is highly recommended.

- Three bedrooms
- Semi Detached House
- Chain free
- Open plan Lounge and Dining room
- Close to shops
- Gas central heating
- Sought after area
- Off Road Parking
- Council Tax Band D
- EPC Energy Rating Band (D) 59

### 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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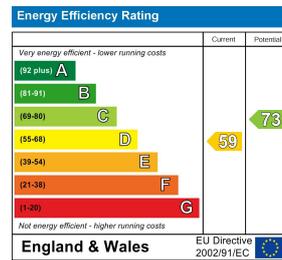
## Floor Plan



## Area Map



## Energy Efficiency Graph



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