



## 2 Laurel Gardens

Aldershot, GU11 3TQ

Asking Price £470,000

This well-presented detached property offers spacious accommodation and the benefit of no onward chain.

The first floor comprises three generous double bedrooms, a family bathroom, and an updated en suite to the principal bedroom. On the ground floor, the home features a bright and airy living room overlooking the garden, a separate dining room, a modern refitted kitchen, and a convenient cloakroom.

Externally, the property boasts an integral garage with light and power, a large frontage with lawn and driveway parking for up to three cars, and a west-facing rear garden with a full-width patio and side access.

### About Aldershot

Offering great commuter links including easy access to the M3 and A3, combined with the train station which serves London Waterloo in under an hour; Aldershot is in a great location. The town centre is well located and offers a rich history that can be noted around the areas as well as a choice of leisure facilities including a lido and sports centre, along with two theatres, a cinema and a choice of high street shops, restaurants and parks.

- 3 Bedrooms
- 2 Bathrooms & WC
- Close to Schools
- Updated kitchen
- No onward chain
- Superb gardens
- Garage and Parking for 2 Cars
- 2 Reception rooms
- Council tax band D
- EPC Energy Rating Band (D) 68

### 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.



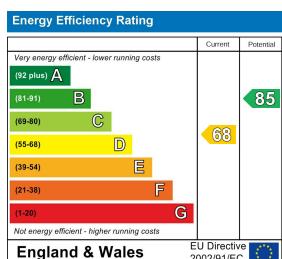
## Floor Plan



## Area Map



## Energy Efficiency Graph



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