



# 18 Avondale Road

Aldershot, GU11 3HQ

## Offers Over £450,000

With only one previous owner prior to the current vendor and an onward chain complete as the seller has secured an empty property, this well-presented three-bedroom detached home situated on the ever-popular Avondale Road offers excellent space and convenience, making it an ideal purchase for a wide range of buyers.

The property is perfectly positioned within easy reach of Aldershot town centre and mainline train station, providing direct links to London, while also offering excellent access to major motorway connections, making it ideal for commuters.

On the ground floor, the accommodation comprises two separate reception rooms, offering flexible living and dining space, along with a small rear ground-floor extension which adds further practicality. There is a fitted kitchen and the convenience of a downstairs WC.

Upstairs, the property offers two well-proportioned double bedrooms, a single bedroom, a family bathroom and a separate WC, a layout that remains highly practical for modern family living.

Externally, the home benefits from a lovely rear garden, off-street parking and a garage, providing excellent storage or additional parking options.

An excellent opportunity to purchase a detached home in a convenient and well-connected location.

- Detached house
- Off street parking
- Three bedrooms
- Garage
- Complete chain
- Downstairs WC
- Two receptions
- Rear garden
- Council tax band E
- Epc energy rating (d) 64

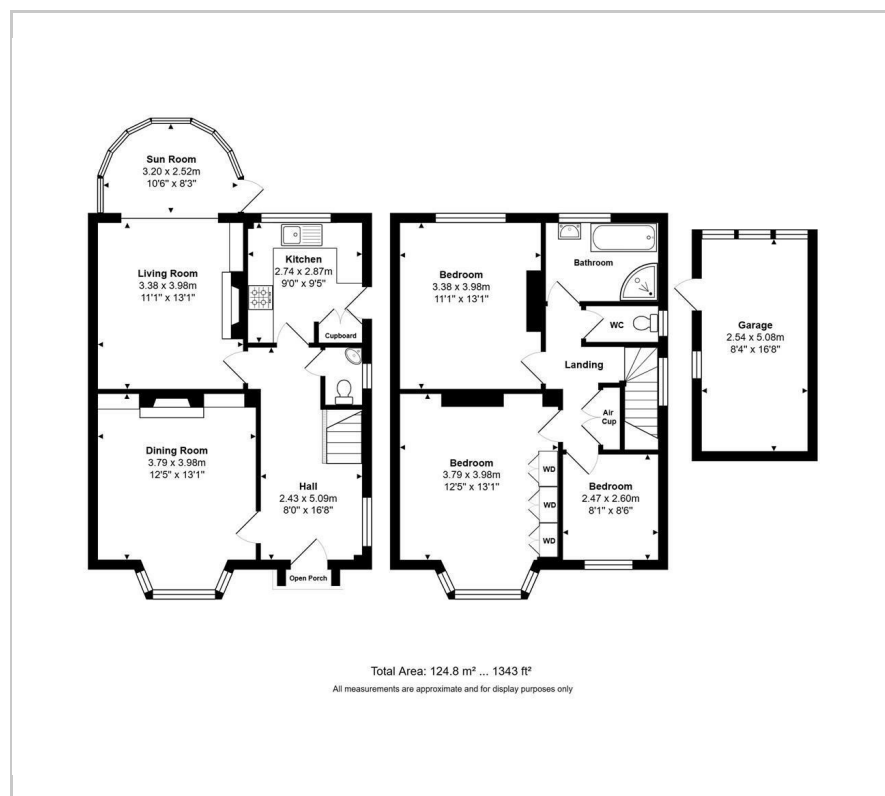
### Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.





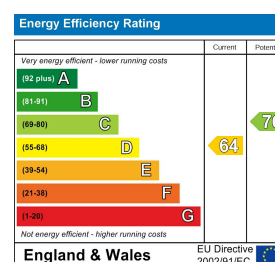
## Floor Plan



## Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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