

Hillside Road, Aldershot, GU11

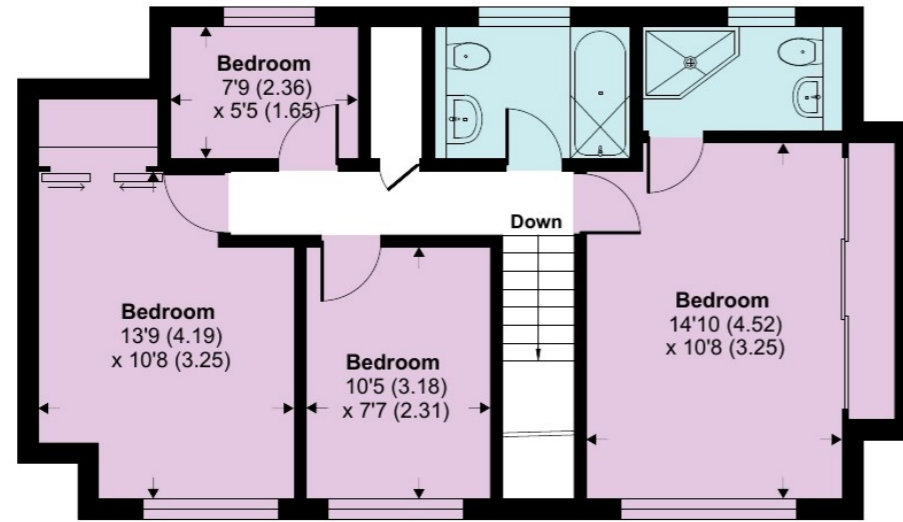
Approximate Area = 1448 sq ft / 134.5 sq m

Garage = 278 sq ft / 25.8 sq m

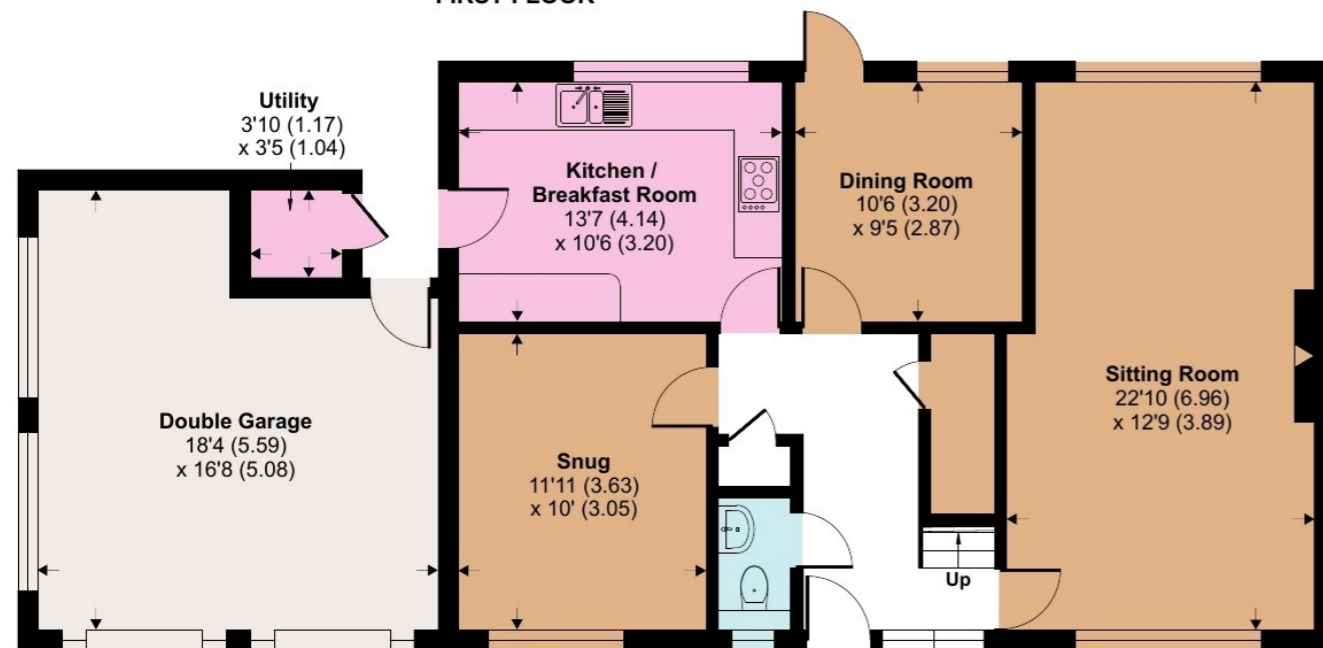
Outbuilding = 14 sq ft / 1.3 sq m

Total = 1740 sq ft / 161.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



HILLSIDE ROAD, ALDERSHOT, HAMPSHIRE, GU11

Guide Price £750,000

A highly desirable property located on a smart residential road, with easy access to excellent transport links, local nature reserve, and renowned schools.

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ACCOMMODATION

- Kitchen/breakfast room
- Multiple reception rooms
- Four bedrooms
- Double Garage
- Large garden/patio
- Private driveway
- Close proximity to station and schools

DESCRIPTION

Approached via an in and out driveway, Southwind is a highly desirable property which is set off of Hillside Road on a plot circa 0.25 acres.

The property is located on a smart residential road and is within walking distance to excellent transport links, local nature reserve and well renowned schools.

The ground floor accommodation comprises light reception hallway with wooden parquet flooring which provides access to the various reception rooms including snug, dining room and sitting room. There is a well-presented kitchen/breakfast room which provides access to utility room, patio and garden. There is an incredible dual aspect sitting room boasting a feature fireplace with views onto the patio/garden space. The property spans two floors, with great potential for extending, subject to the necessary planning consents.

On the first floor there is a principal bedroom with built in wardrobes and en suite bathroom, three further bedrooms, family bathroom and storage cupboard.



Outside
The garden is most secluded and consists of recently refurbished patio, generous expanse of lawn with well maintained hedgerows and shrubs and decking towards the rear of the garden. The garden has access from the side of the property through a brick arch way and is mainly bordered by fencing. At the front of the house there is a large driveway with parking for multiple vehicles, lawn, flower beds and double garage to the side.

LOCATION
This property is situated on a prestigious, sought after road which is on the fringes of Farnham and close to the local nature reserve and recreational ground. There is a nearby bowling green and tennis club.

Hillside Road is conveniently located for access to local schools and amenities with St Joseph's School being just 0.8 miles away and All Hallows School being just 0.8 miles away. Aldershot's mainline station (0.9 miles) is within easy walking distance and provides direct trains into Waterloo from 47 minutes. The train line also serves Alton, Ascot, Farnham and Guildford, all in under an hour. Aldershot is a commuter town set off the A331, with road links to the M3, A31 and M25. Ongoing regeneration provides a choice of leisure facilities; a lido and sports centre, along with two theatres, a cinema and a choice of high street shops, restaurants and parks.

LOCAL AUTHORITY
Rushmoor Borough Council, Aldershot

DISCLAIMER
Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	