



ESTATE AGENTS



Hawker Road, Ash Vale, Aldershot, Surrey, GU12 5SL

Offers in excess of £475,000

# Hawker Road, Ash Vale, Aldershot, Surrey, GU12 5SL

Presenting this large 2000s detached house, boasting a generous four-bedroom layout. This spacious property offers a comfortable living space for the whole family to enjoy.

As you step inside, you will be greeted by a bright and welcoming atmosphere. The ground floor comprises a well-appointed kitchen, a spacious living room ideal for relaxation and a separate dining area for entertaining guests. Moving upstairs, you will find four generously sized bedrooms, providing ample space for a growing family.

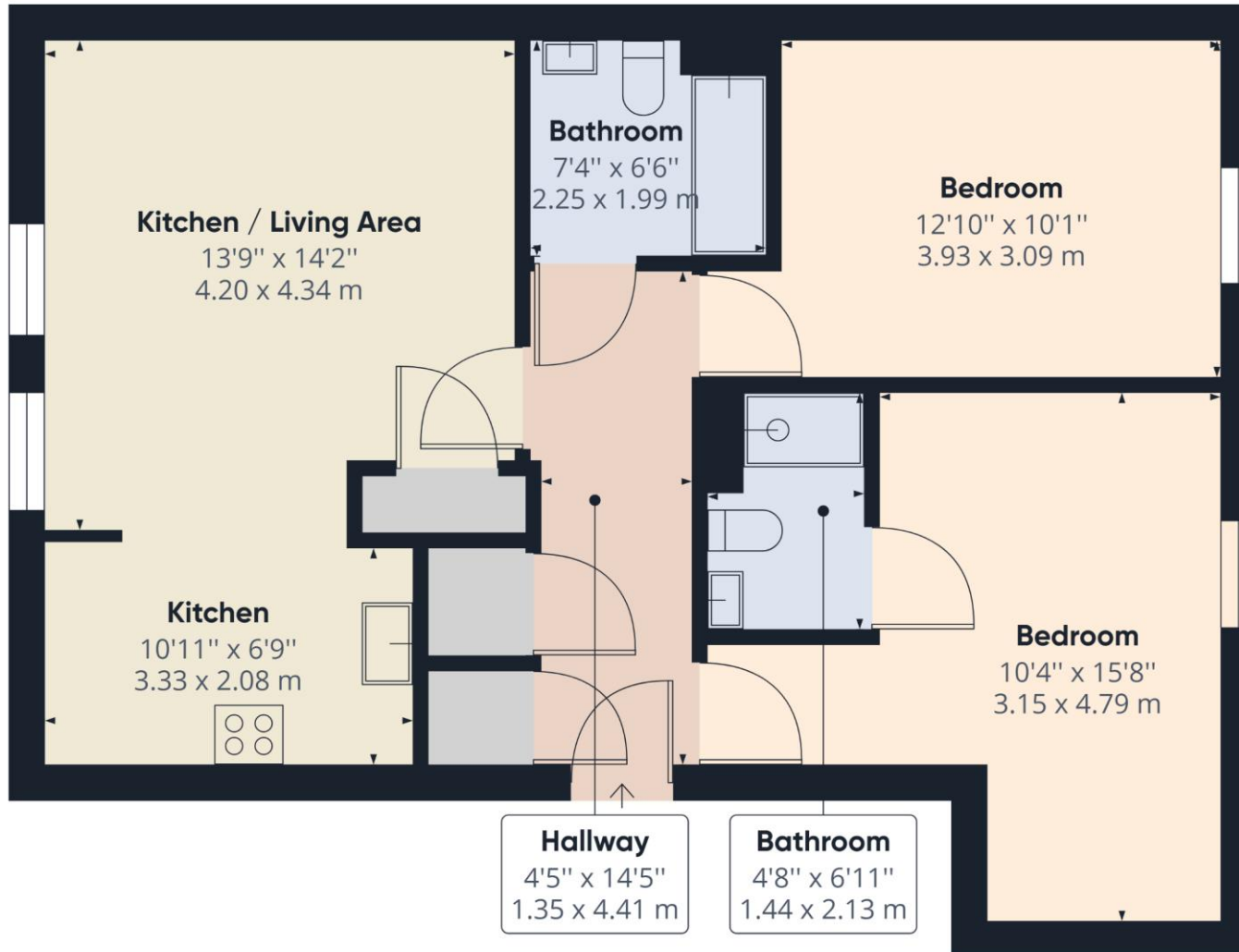
Outside, the garden provides a peaceful retreat for outdoor activities or simply to enjoy the fresh air. Additional features include a garage and off-road parking, ensuring convenience for multiple vehicles. Don't miss the opportunity to make this your dream home. Contact us today to arrange a viewing.

Council Tax Band E

- Detached
- Freehold
- 4 Bedrooms
- South-West Facing Garden
- Driveway Parking For Three Cars
- Integral Garage
- Old Farm Development
- Conservatory
- Built In The 2000's



# Floorplan



Approximate total area<sup>(1)</sup>

744.97 ft<sup>2</sup>

69.21 m<sup>2</sup>

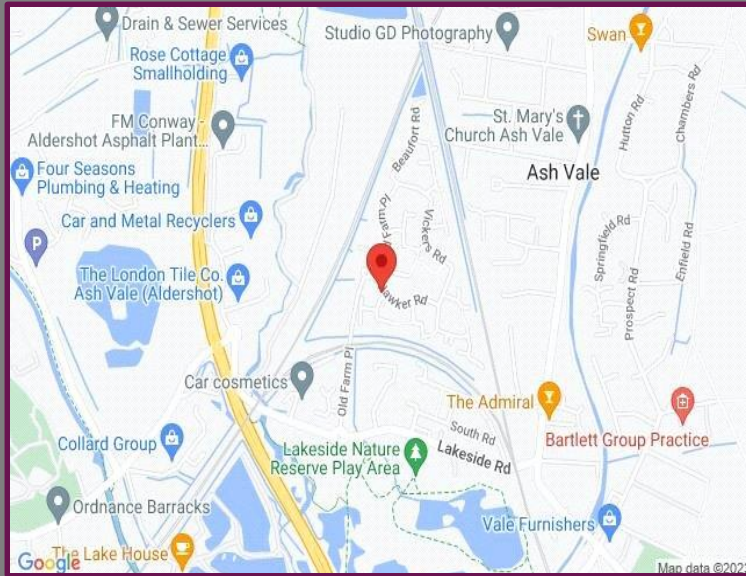
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# Location

Situated in a sought-after location on the Old Farm development, this property offers easy access to local amenities, schools, and transport links.



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

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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