



Osbornes
Independent estate agents

Park Road | Aldershot

A STUNNING DETACHED FAMILY HOME positioned in sought after location. Set over two floors with internal accommodation presented in an good order throughout.

Detached Family Home | Off Street Parking | Modern Kitchen | Modern Bathroom | Enclosed Rear Garden | Open Plan Reception/Diner

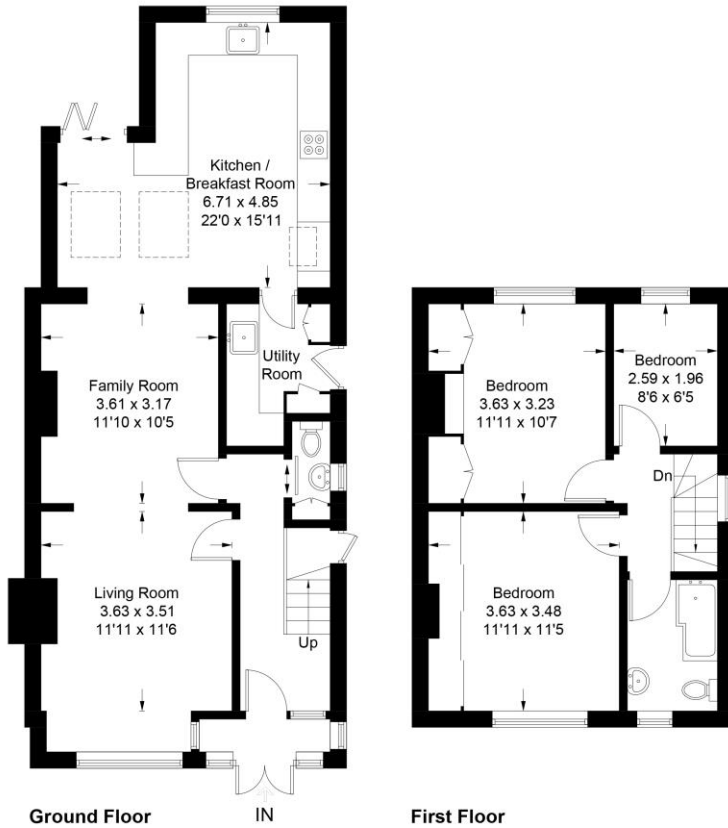
£1,850 per month

A STUNNING DETACHED FAMILY HOME positioned in sought after location. Set over two floors with internal accommodation presented in an good order throughout. The property benefits from three bedrooms and large open plan reception/dining area. The ground floor has a welcoming entrance hall which leads to the large reception/dining area with bi-fold doors leading into the established enclosed rear garden. The modern kitchen is open plan to dining/reception room. To the first floor there are three bedrooms and a modern fitted family bathroom. Park Road is a popular residential location. The property is just a short walk to Aldershot Mainline Station (Waterloo 47 minutes). In addition to the Station there are open green spaces again within walking distance, Brickfields Country Park being within 0.4 miles and both Manor Park and Aldershot Park also being just half a mile away. Available beginning of April. Available unfurnished. EPC Band: E Council Tax Band: D Deposit Amount: £2,134.62





Approximate Gross Internal Area
 Ground Floor = 65.7 sq m / 707 sq ft
 First Floor = 39.5 sq m / 425 sq ft
 Total = 105.2 sq m / 1132 sq ft



Ground Floor

First Floor



Park Road

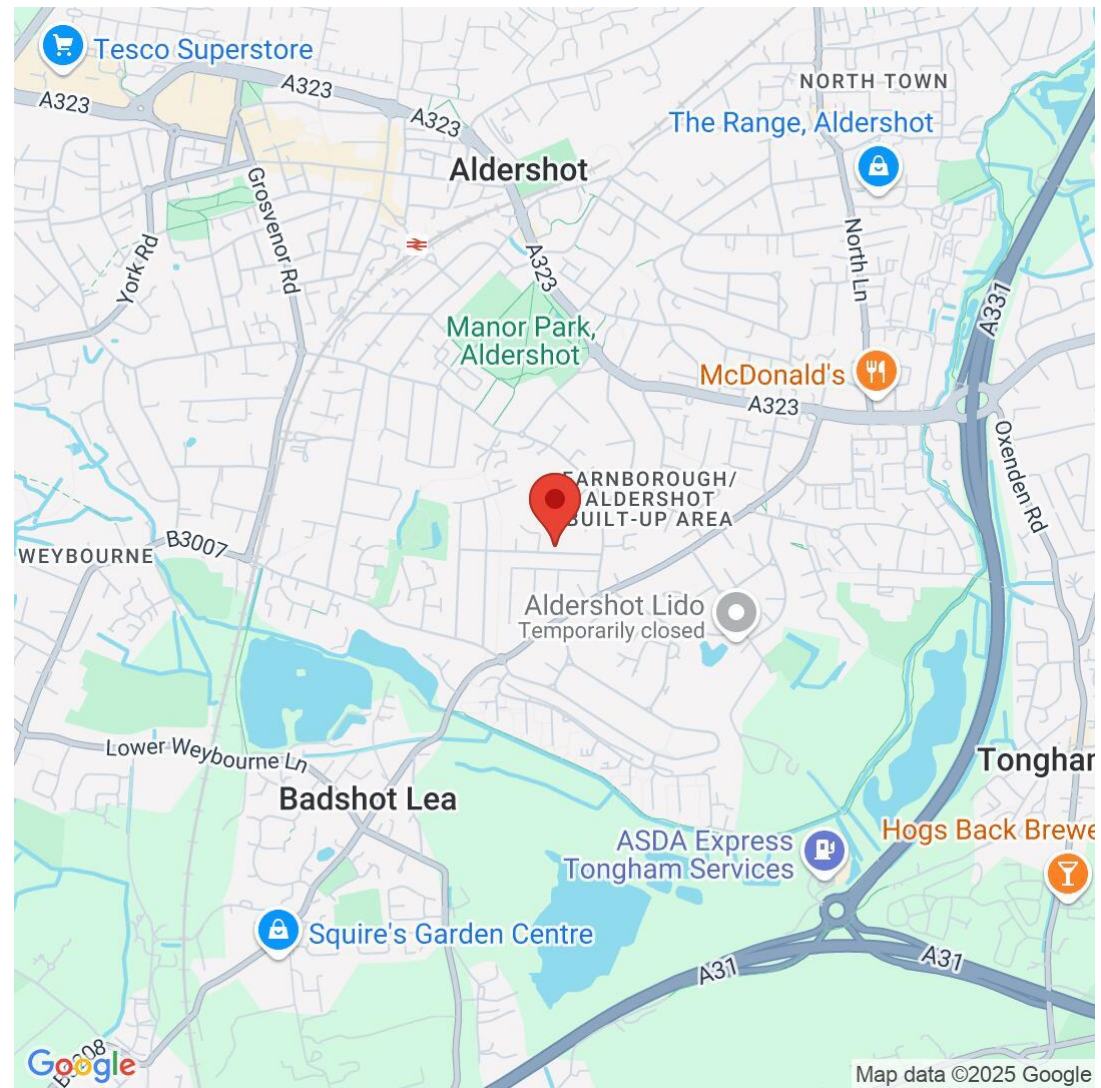
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID825109)

Osbornes Estate Agents

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	