



Cranmore Lane, Aldershot

£575,000


MARTIN&CO

Cranmore Lane, Aldershot

House

3 Bedrooms, 3 Bathroom

£575,000

- Desirable location
- Three bedrooms
- Open plan kitchen/dining room
- Wood burning stove
- Two bathrooms
- Large utility room
- Detached outbuilding/studio/bar
- Ample driveway parking
- Private and enclosed garden

Situated on the highly sought-after Cranmore Lane, this beautifully presented three-bedroom home offers spacious and versatile accommodation.



Situated on the highly desirable Cranmore Lane, this beautifully presented three-bedroom home offers spacious and versatile accommodation, perfect for modern family living.

The ground floor features a bright and welcoming open-plan kitchen/dining space, ideal for both everyday living and entertaining, complemented by a separate living room providing a cosy retreat. A particularly generous utility room with a built-in larder offers excellent storage and practicality, there is also a shower room on the ground floor.

Upstairs, the property comprises three well-proportioned bedrooms and a contemporary family bathroom, creating comfortable accommodation for families or those working from home.

Externally, the home continues to impress. The private and enclosed rear garden provides a peaceful setting and features an impressive outbuilding incorporating a bar and gym area — a fantastic entertaining space with excellent versatility. To the front, the property benefits from a private frontage and ample off-street parking on the driveway.

Located on one of the area's most sought-after roads, this is a wonderful opportunity to acquire a superb home in a prime setting.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Cranmore Lane, Aldershot

Approximate Gross Internal Area = 113.0 sq m / 1216 sq ft

Studio / Storage = 31.2 sq m / 336 sq ft

Total = 144.2 sq m / 1552 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1275399)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

Martin & Co Aldershot Sales
173 Victoria Road, Aldershot, Hampshire, GU11 1JU
01252 311974 . aldershot@martinco.com

01252 311974
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.