



Hawthorn Close, Aldershot


MARTIN & CO

Hawthorn Close, Aldershot

- Three Bedroom End of Terrace House
- Open Plan Living/Dining Area
- Conservatory
- Front & Rear garden
- On street parking
- Council Tax Band: C

Martin & Co is delighted to present a three-bedroom, end-terrace house situated on Hawthorn Road in Aldershot. This home features a spacious living/dining area, a sunlit conservatory, a fully equipped kitchen, and a generously proportioned bathroom. Additional advantages include street parking, gas central heating, double-glazed windows, and proximity to local conveniences and transportation networks.



6 Hawthorn Road offers a prime location near several schools, including Alderwood Senior School at 0.2 miles and Wellington Community Primary School at 2.2 miles, among others, as well as convenient shopping options. The property has excellent connectivity with Aldershot Mainline Station just 1.4 miles away, providing a swift 47-minute journey to London Waterloo, and major roads like the A331, M3, A3, and A31 within easy reach.

Stepping inside, the entrance hall leads to a cozy living space and a kitchen featuring wooden finishes and black countertops, equipped with appliances and access to the garden. The adjoining conservatory serves as a serene transition to the outdoors. Upstairs, the bathroom presents a traditional three-piece suite, complemented by three generously sized bedrooms.

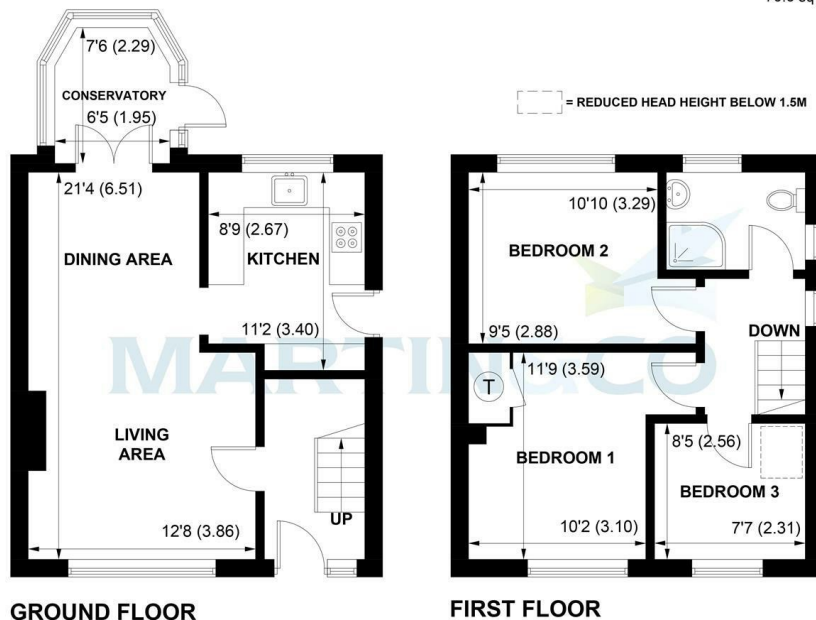
The home is complemented by a welcoming front garden and a private rear garden accessible via a side gate, ensuring a seamless flow of indoor-outdoor living. Additionally, two storage sheds in the backyard cater to various storage needs, with ample space for pets or outdoor activities.

Freehold
Council Tax Band: C
EPC Rating: 66D



Hawthorn Close, Aldershot

Approximate Gross Internal Area
79.6 sq m / 857 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. (ID1080842)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	



Martin & Co Aldershot
173 Victoria Road, Aldershot, Hampshire,
GU11 1JU
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.

