



**Sunnyview Close, Aldershot**

  
**MARTIN & CO**

# Sunnyview Close, Aldershot

- 3/4 Bedroom Semi-Detached House
- Conservatory
- Large Front and Rear Garden
- Convenient for Local Amenities
- No Onward Chain
- Freehold
- Council Tax Band: C

*Martin & Co is delighted to present a three/ four-bedroom, semi-detached house situated in Sunnyview Close in Aldershot. This home features a separate living and dining area, a sunlit conservatory, a fully equipped kitchen, and a generously proportioned bathroom. This property includes on-street parking, gas central heating, double-glazed windows, and proximity to local conveniences and transportation networks.*

This delightful residence is nestled on Sunnyview Close, offering good proximity to local schools and amenities, including the nearby Alderwood Junior School, a five-minute



walk away. The Aldershot mainline station is also comfortably reachable on foot, situated just 1.0 mile away, providing swift and direct rail services to London Waterloo in as little as 47 minutes.

Welcoming you to the home is a pathway leading to an inviting front garden. Stepping inside, the entrance hall affords distinct access to the living room, dining room/fourth bedroom, and kitchen. The living room, which flows seamlessly into the conservatory, is bathed in natural light thanks to expansive UPVC double-glazed windows and patio doors that open to the large rear garden.

The kitchen features a high-gloss white cabinetry contrasted with black countertops, complimented by a selection of appliances, including an oven, gas hob and fridge/freezer. Additionally, a side exit door from the kitchen provides convenient side access to the property.

On the upper floor, you'll discover three bedrooms. Two bedrooms are amply sized to accommodate double beds and additional freestanding furniture, while the third bedroom is perfectly sized for a single bed and accompanying pieces, all served by a well-proportioned bathroom. From the central landing there is access (via a drop down ladder) to a large loft space with power and a Velux window, which would lend itself perfectly to conversion, subject to Building regulations and planning requirements.

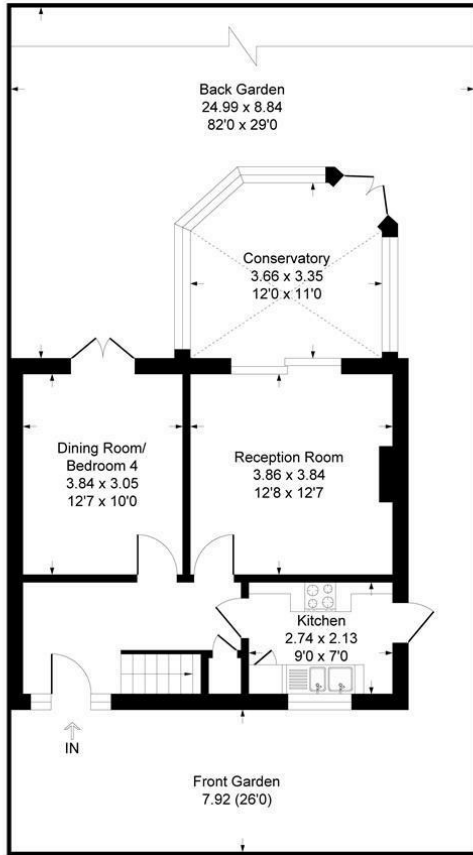
The property's exterior is equally impressive, boasting spacious gardens at both the front and rear, creating a serene outdoor retreat. The property further benefits from vacant possession with no onward chain.

Freehold  
Council tax band: C

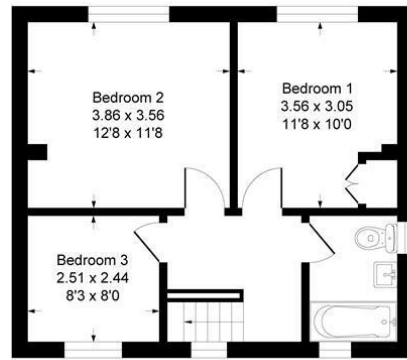


# Sunnyview Close GU12

Approximate Gross Internal Floor Area = 98.8 sq m / 1065 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esia Property Marketing

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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