



Cranmore Lane, Aldershot


MARTIN&CO

Cranmore Lane,

- 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.



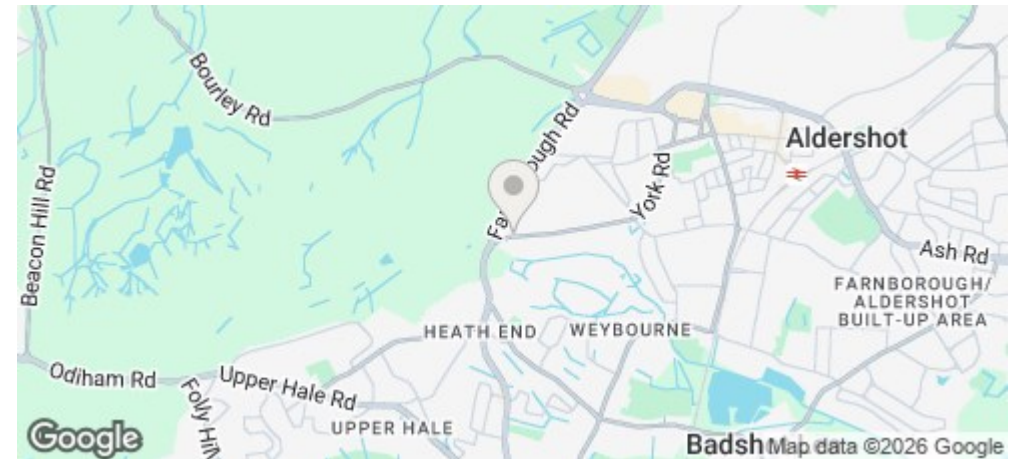
Approximate Gross Internal Area = 113.0 sq m / 1216 sq ft
Studio / Storage = 31.2 sq m / 336 sq ft
Total = 144.2 sq m / 1552 sq ft



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92-plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		67	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		



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