



Penrhyn Close


MARTIN & CO

Penrhyn Close

- Four-bedroom detached home in Penrhyn Close
- Spacious living areas with two reception rooms
- Two bathrooms and downstairs WC
- Garage and parking for four cars
- Excellent location near schools and amenities

A spacious and well-located four-bedroom detached family home in sought-after Penrhyn Close, featuring two reception rooms, two bathrooms, downstairs WC, garage, and parking for four cars. Ideally positioned close to local amenities, schools, and transport links, this freehold property offers practical modern living in a desirable community.



Nestled in the desirable area of Penrhyn Close, this splendid four-bedroom detached house offers a perfect blend of comfort and convenience. Upon entering, you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying family time. The layout is thoughtfully designed, featuring a convenient downstairs WC for

added practicality.

The property boasts four well-proportioned bedrooms, providing ample space for a growing family or those who appreciate extra room for guests or a home office. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Outside, the property is equally impressive, with a garage and a driveway that accommodates parking for up to four vehicles, making it a rare find in this sought-after location. The excellent positioning of the house means you are within easy reach of local amenities, schools, and transport links, enhancing the appeal for families and professionals alike.

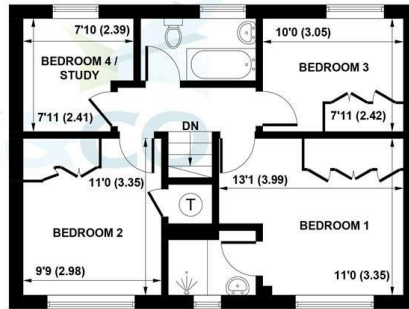
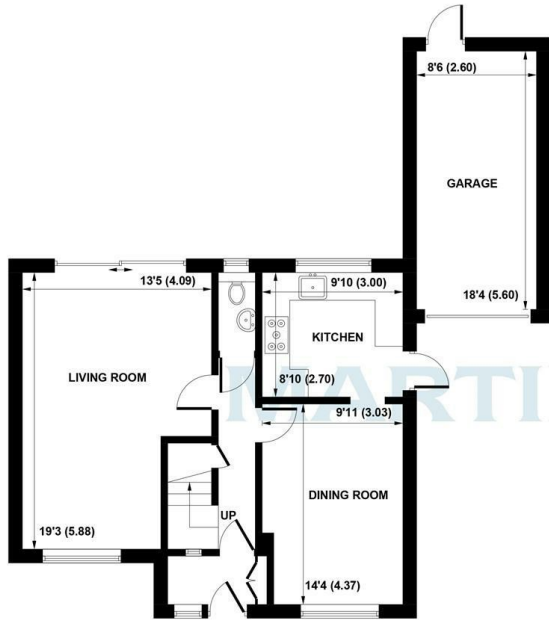
This charming home in Penrhyn Close is not just a place to live; it is a sanctuary that offers both comfort and practicality in a vibrant community. Do not miss the opportunity to make this delightful property your own.

Tenure: Freehold
EPC: C 69/82
Council Tax: E



Penrhyn Close, Aldershot

Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 120.5 sq m / 1297 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 1301105)
 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			
(39-54) E		69	
(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	



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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.

