



Poyle Road, Tongham

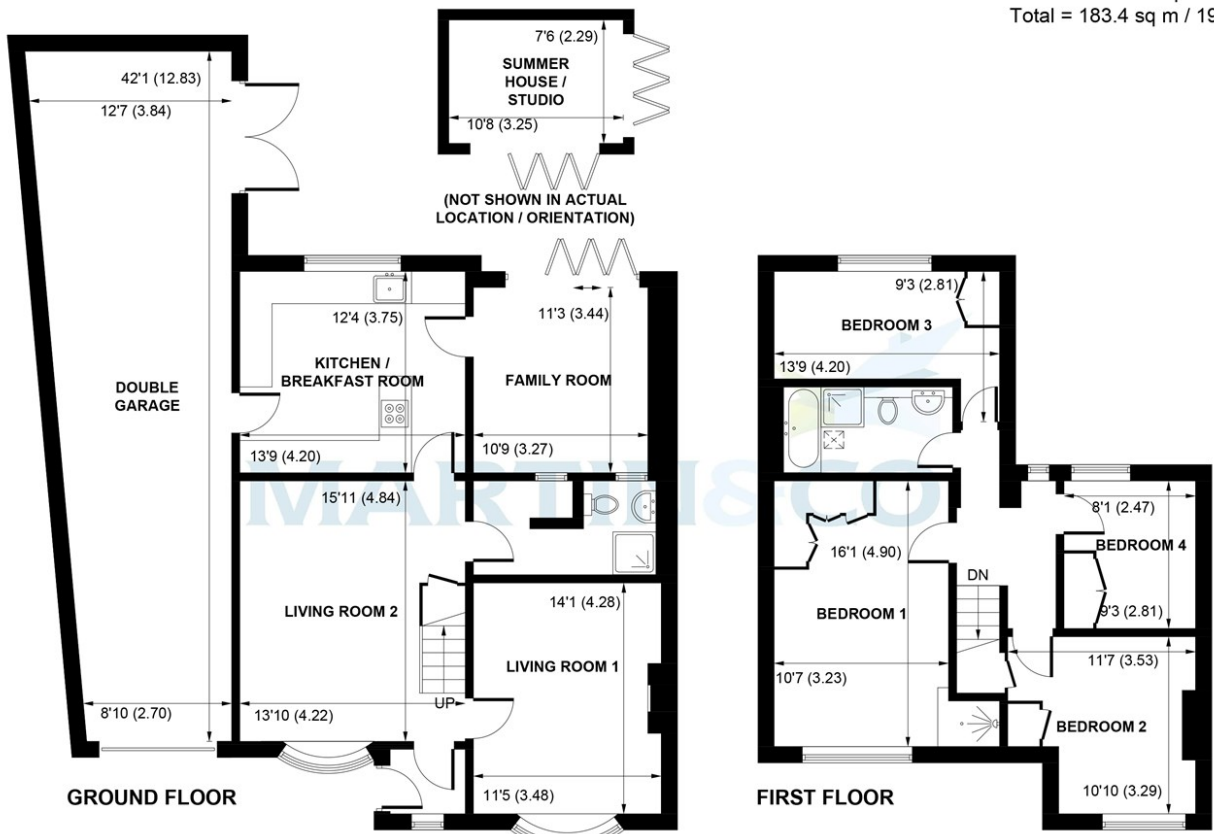
£625,000


MARTIN & CO

- # Poyle Road, Tongham
- No onward chain
 - Large rear garden
 - Driveway parking for multiple vehicles
 - Excellent condition throughout
 - Three reception rooms

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 Approximate Gross Internal Area = 175.9 sq m / 1893 sq ft
 Summer House / Studio = 7.5 sq m / 81 sq ft
 Total = 183.4 sq m / 1974 sq ft

Martin & Co are pleased to bring to the market this substantial four bedroom, semi-detached family home, situated in Tongham. Benefits include driveway parking, a large rear garden, scope to further extend STPP, and no onward chain! Viewing appointments are highly advised to appreciate all that this property has to offer.



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 947973)
 Produced by BlueSky Estate Agency Services on behalf of Martin&Co

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

Background User
 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.

