



Highfield Close, Aldershot

£2,500 PCM


MARTIN&CO

Highfield Close, Aldershot

House - Detached

4 Bedrooms, 4 Bathroom

£2,500 PCM

Date Available: 19th September 2025

Deposit: £2,884

Unfurnished

- Four Double Bedroom
- Premier Location
- Driveway
- Cul-de-sac
- Utility room
- Double Garage
- Garden
- Security Deposit £2884
- EPC - D 62
- Council Tax F

Martin & Co are pleased to offer to the market this recently refurbished, four bedroom detached house, positioned in a quiet, residential cul-de-sac in one of Aldershot's premiere roads.

On entering the property, you are immediately greeted with a spacious entrance hall which provides doorway access into a large lounge, dining room, WC, office/study and kitchen with adjoining utility area. The kitchen has been thoughtfully refurbished and benefits from modern shaker style eye and base level storage units, ample work surface, integrated and freestanding appliances.

At first floor level, all four bedrooms, the master of which benefits from an en-suite WC, family bathroom and storage cupboard can be found.

Externally, this property benefits from off road parking to the front of the garage, a double garage with power supply, and low maintenance front and rear garden.

Available immediately on an unfurnished basis.

Minimum household income: £75,000

Holding deposit: £576

*This is a guide only and is subject to a full affordability assessment on application, which includes any other credit commitments and credit history.

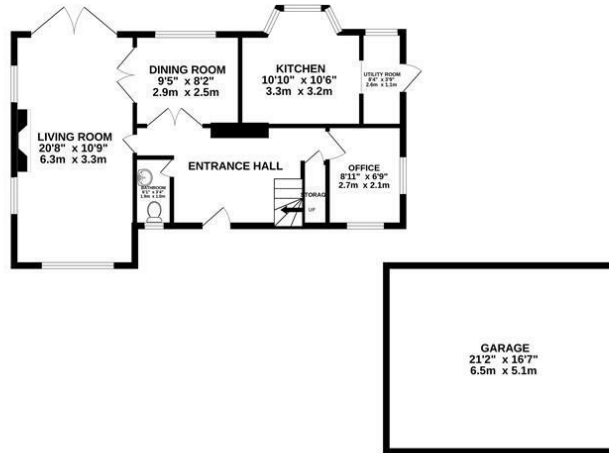




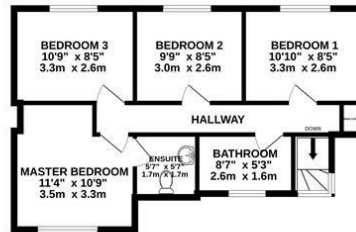
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
England & Wales	EU Directive 2002/91/EC	

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	

GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1524 sq.ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

