

3 Bed Bungalow In South Road , Ash Vale, Aldershot, GU12 5AH £399,999



Ref:13419





## SHORT DESCRIPTION

Property Ref: 13419 Council Tax:D Offering a quiet position within an established community, this light and airy detached bungalow features a kitchen/breakfast room, two reception rooms and a home office/gym. The house would suit RV owners, dog owners and young families. The area has much to offer a first-time buyer, including further extension and development opportunities (subject to permissions). The current owner has spared no expense over the 14 years in residence, the boiler is on a maintenance contract, and The garden has a sun awning that folds in and out electronically. The electrical fuse board has been updated to a circuit breaker fuse board. The whole property was re-painted on the outside 2 years ago. The owner says the best thing about living at 'Levarn' is the community feel. - The rear garden is well-kept, presenting ample patio space and benefitting from side access. Plenty of parking is provided, with a front driveway leading to a garage, plus further parking, with access to the bungalow from the rear garden. . Across the road there is a nature's reserve with lakes and countless walking routes...



**Bed Room(s)**



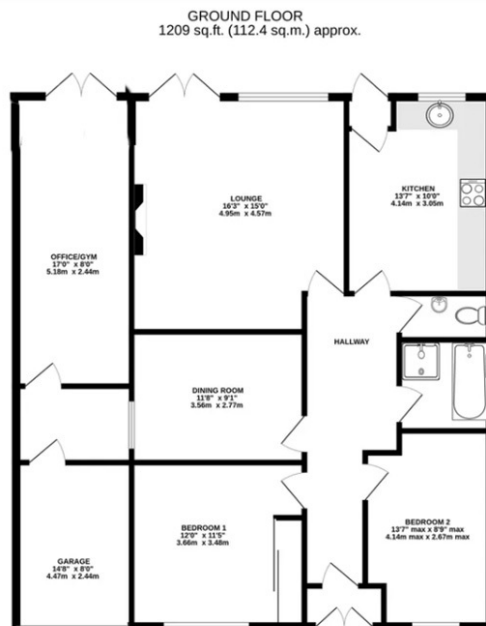
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

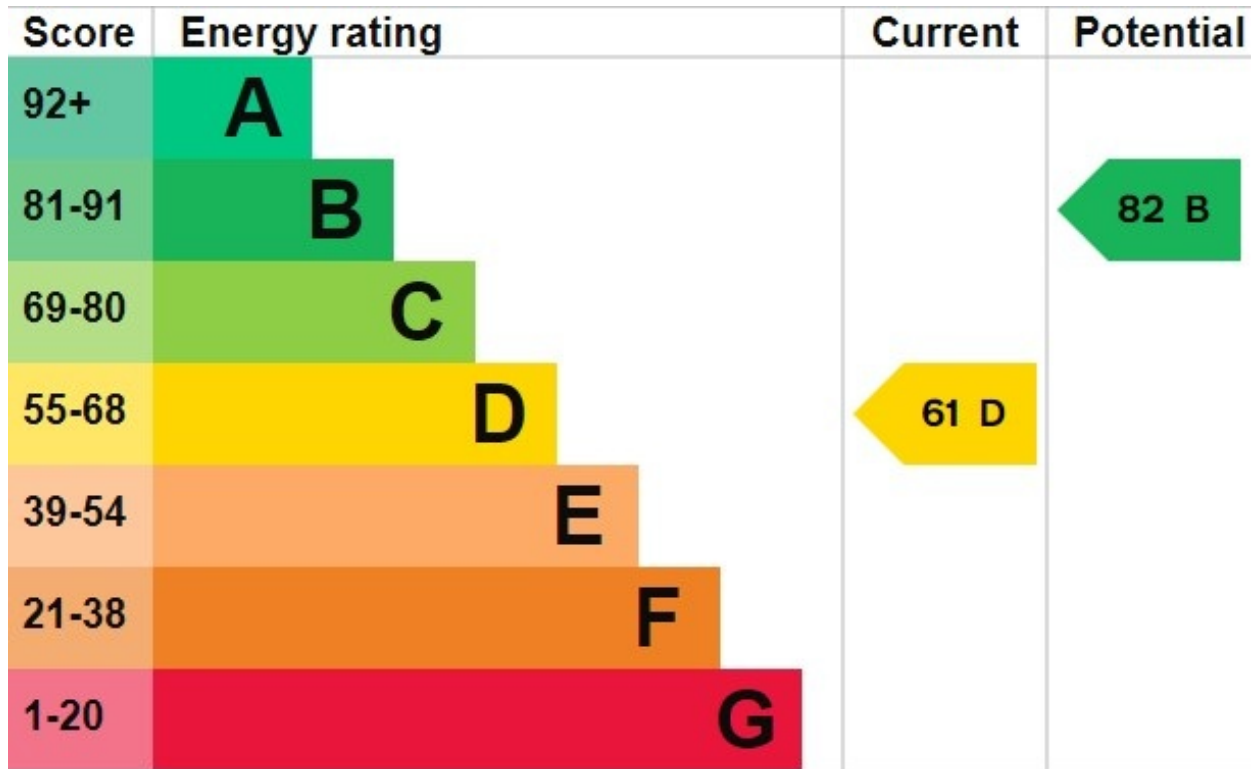


TOTAL FLOOR AREA: 1209 sq.ft. (112.4 sq.m.) approx.



# EPC GRAPH

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