



13 Boxalls Lane, Aldershot

Freehold

FOUR BEDROOMS • LOUNGE • FAMILY ROOM • KITCHEN BREAKFAST ROOM • EN-SUITE BATHROOM • LARGE SOUTH FACING REAR GARDEN WITH REAR ACCESS AND DRIVEWAY • OFF ROAD PAVING AND CAR PORT WITH ELECTRIC ROLLER DOOR • GAMES ROOM/WORKSHOP • MUST BE SEEN



Impressive four bed detached house with lounge, family room, kitchen diner, en-suite, games room, car port, and off-road parking. Sought-after area near schools and amenities. Must view.

Council Tax band: E

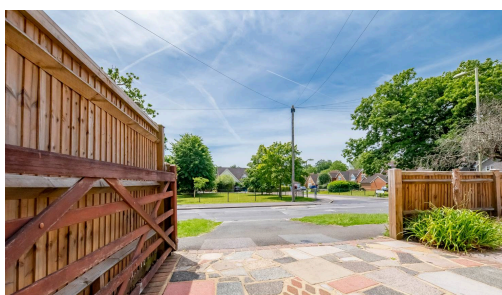
Tenure: Freehold

EPC Energy Efficiency Rating: D

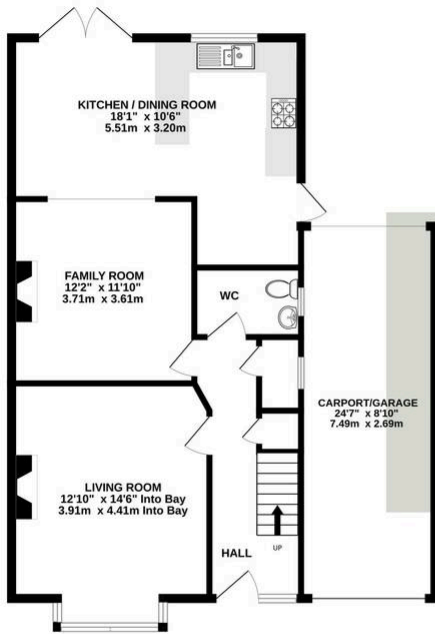
EPC Environmental Impact Rating: D



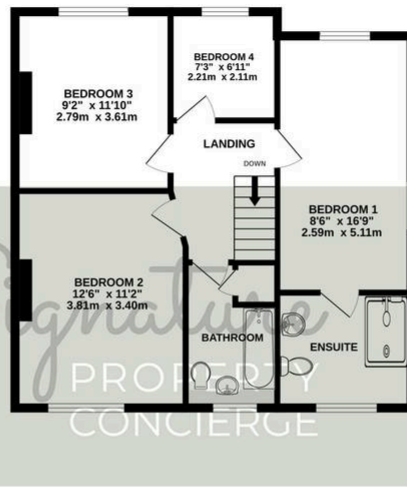
- › FOUR BEDROOMS
- › LOUNGE
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- › KITCHEN BREAKFAST ROOM
- › EN-SUITE BATHROOM
- › LARGE SOUTH FACING REAR GARDEN WITH REAR ACCESS AND DRIVEWAY
- › OFF ROAD PARING AND CAR PORT WITH ELECTRIC ROLLER DOOR
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- › MUST BE SEEN



GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



OUTBUILDING
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1837 sq.ft. (170.7 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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