



WAY GROVE, ALDERSHOT, HAMPSHIRE, GU11

£450,000 *Freehold*

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KEY FEATURES

- Beautifully presented three bedroom, semi-detached home
- Large open plan living area with French doors leading out to the garden
- Situated within the sought-after Wellesley development
- Thoughtfully landscaped garden with entertaining terrace
- Stylish en suite shower room to principal bedroom
- Detached garage, driveway parking and a further allocated space providing excellent practicality
- Offered with no onward chain



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01252 733042 | farnham@winkworth.co.uk

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ACCOMMODATION

Situated within the popular Wellesley development, this beautifully presented three-bedroom semi-detached home combines stylish modern interiors, well-balanced accommodation and a landscaped rear garden. With a detached garage and driveway parking, it offers an excellent opportunity for first-time buyers, young families and downsizers alike.

The ground floor provides practical and well-planned living space. A contemporary fitted kitchen is positioned at the front of the property, featuring a range of integrated appliances, generous storage and ample worktop space. To the rear, the spacious sitting/dining room forms the heart of the home, offering plenty of room for both relaxing and entertaining. French doors open onto the garden, drawing in an abundance of natural light and creating a seamless connection between inside and out. A cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom is a comfortable double and benefits from an en suite shower room. The remaining two bedrooms provide flexibility for family life, guests or home working. Completing the first floor is a modern family bathroom with a shower over the bath.

Outside, the property is approached via an attractive frontage with neatly maintained hedging, creating an appealing first impression. The rear garden has been thoughtfully landscaped to provide an attractive and relatively low-maintenance outdoor space, whilst also benefiting from useful side access. A generous patio offers plenty of room for outside dining and entertaining, whilst the lawn provides space to enjoy throughout the warmer months. The property further benefits from a detached garage, driveway parking and an additional allocated parking space.



MATERIAL INFORMATION

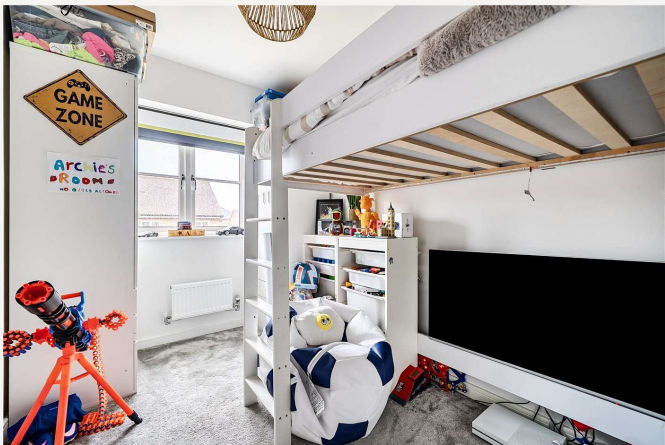
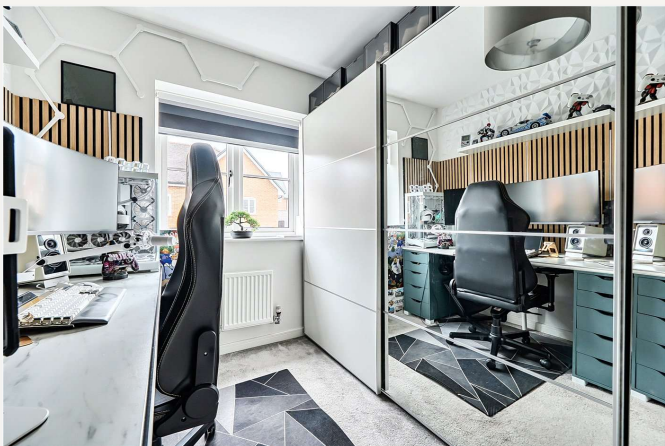
Tenure: Freehold
Service / Estate charge: Approx. £275 per annum
Council Tax Band: D
EPC rating: B
Is the property listed: Property is not listed
Utilities: All mains

LOCATION

Way Grove is situated within the well regarded Wellesley development. Particularly popular with families, Wellesley offers a strong sense of community, excellent educational facilities and access to the award-winning Wellesley Woodlands, with over 100 hectares of beautiful countryside, walking trails and cycling routes on the doorstep.

The town centre is within walking distance, providing a range of high street shops, supermarkets, cafés and restaurants, while the neighbouring towns of Farnham, Fleet and Farnborough offer an even wider choice of amenities, dining and leisure facilities. The area is also well served by sporting and recreational attractions, including an Olympic-sized swimming pool, ski centre, gymnastics academy, theatres, museums and cinemas.

For commuters, the location is exceptionally convenient, with Aldershot station, North Camp and Farnborough Main all providing regular services to London Waterloo, Guildford and Woking. The nearby M3, A31 and A3 offer excellent road connections, while Farnborough, Heathrow and Gatwick airports are all within easy reach.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/FAR260334>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Way Grove, Wellesley, Aldershot, GU11

Approximate Area = 876 sq ft / 81.3 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1040 sq ft / 96.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Winkworth. REF: 1536531

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