



Ash Church Road, Ash, Surrey, GU12 6LX

Asking Price £585,000

Ash Church Road, Ash, Surrey, GU12 6LX

Three double bedroom detached property offers spacious accommodation, perfect for comfortable living. With two bathrooms, one being on the ground floor, convenience is paramount.

The open plan living/dining area creates a welcoming atmosphere, ideal for entertaining guests or enjoying family time.

Outside, the property boasts driveway parking for multiple vehicles.

- Three Double Bedrooms
- Open Plan Living/Dining
- Two Bathrooms
- Kitchen
- Driveway Parking
- Garden
- Well Presented Throughout
- Desirable Location



Floorplan

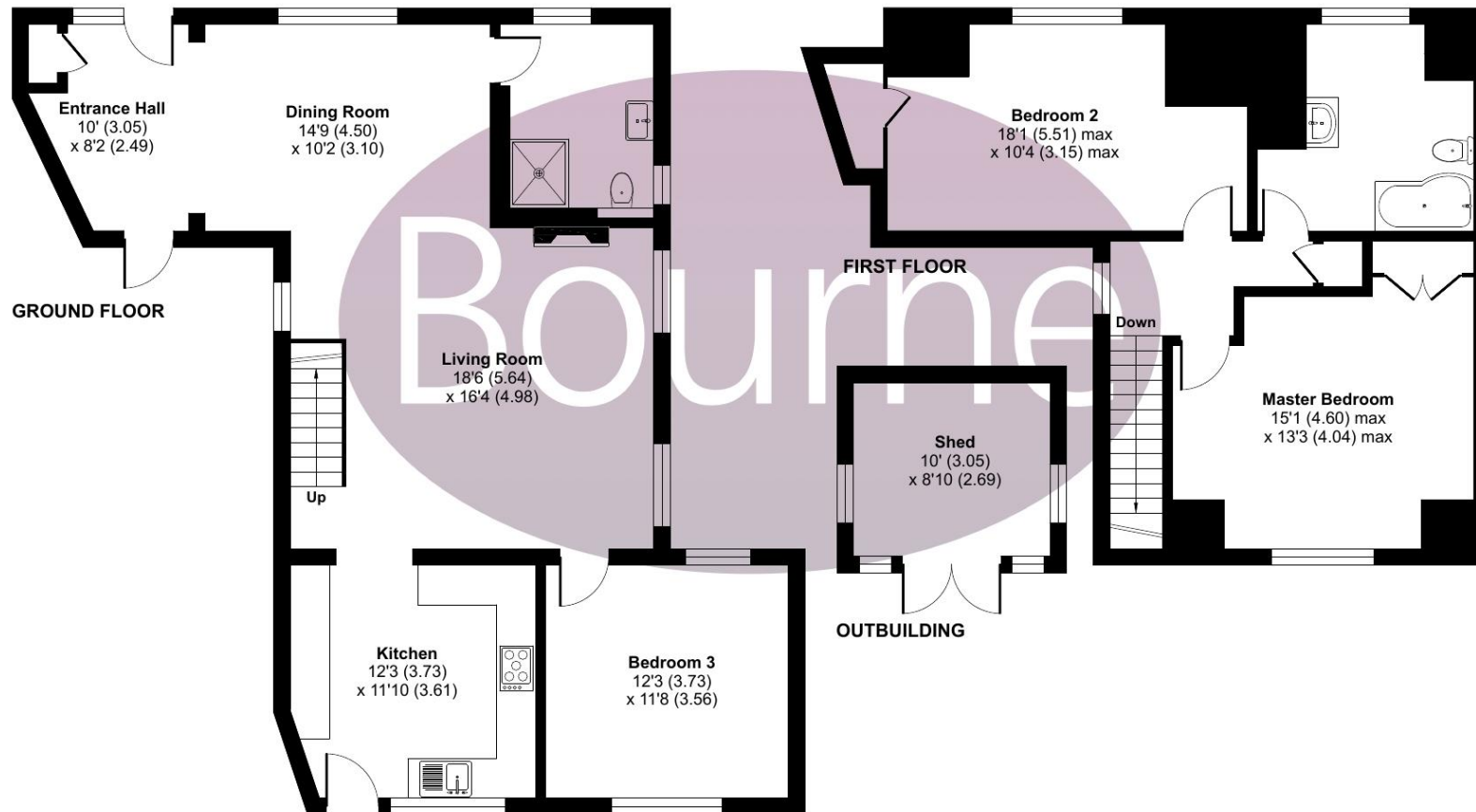
Ash Church Road, Ash, Aldershot, GU12

Approximate Area = 1557 sq ft / 144.6 sq m

Outbuilding = 88 sq ft / 8.1 sq m

Total = 1645 sq ft / 152.7 sq m

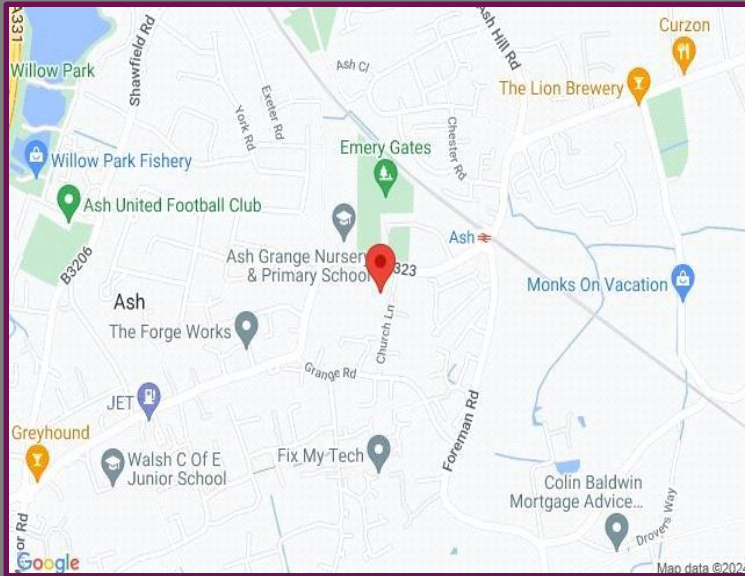
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1109883

Location

Conveniently close to Ash Train station with links to Guildford. Walkable distance to local Nursery and Primary schools. Nearby, Normandy Hill is amazing for walks.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

ASH VALE: 244 Shawfield Road, Ash Vale, Surrey, GU12 5DJ

Tel: 01252 560838 | Email: ashvalesales@bourneestateagents.com

Web: www.Bourneestateagents.com