



ESTATE AGENTS



Guildford Road, Ash, Surrey, GU12 6DF

Offers in excess of £550,000

Guildford Road, Ash, Surrey, GU12 6DF

A MUST VIEW

This spacious, four-bedroom family home, situated on the border of Ash and Normandy, has to be seen to be appreciated.

The property has been treasured as a family home for many years and is just waiting for a new family to put their own stamp on it and love it as their own.

To the front of the property, you will find a charming entrance, with a lawn area, surrounded by greenery.

As you enter the property, you will see a spacious and light hallway. The lounge is also of a substantial size and includes a fireplace. You will find that the room is extremely bright, as the windows are of a good size. It also benefits from the natural light coming from the conservatory, as does the rest of the ground floor.

Leading through the property, there is a generous dining room, fitted with a charming serving hatch from the kitchen.

The kitchen is also very bright and airy and provides access to the utility room. The utility room leads out to the garden.

Continuing through the back of the property, you will find the conservatory, equipped with a built-in, sunken Jacuzzi. Just to the right, there is an addition that was originally built to become a sauna with a shower just next to this. It is now being used as a lean-to. The space can still be used as a sauna, as it includes a floor drain and tiles.

This level also includes an office to the front of the property, which provides more storage.

There is also a ground floor W/C.

The first floor has four bedrooms, flooded with natural light. Just at the top of the stairs, there is a Family Shower-room. Three of the bedrooms have large built-in mirrored wardrobes. The principal room is joined with bedroom two, offering a large family bedroom, which could be altered to become two separate rooms or one big room. The principal bedroom also offers a four-piece en-suite.

To the rear of the property, you will find a wrap-around garden which hugs the house. The garden is truly deceptive, with a lawned area leading from the conservatory, you are also presented with a small area beside the home, which is laid to lawn and includes a brick-built Barbeque. The garage is located to the rear, and the off-street parking/driveway is just beside the rear of the house, which can be accessed from the road. There is also a paved patio/seating area.

Council Tax Band: E

EPC Rating: C

- Detached
- Double Garage
- Off-Street Parking
- Four-Bedrooms
- Bathroom
- En-Suite
- Four Reception rooms
- Lounge
- Dining Room
- Conservatory
- Office/Snug



Floorplan



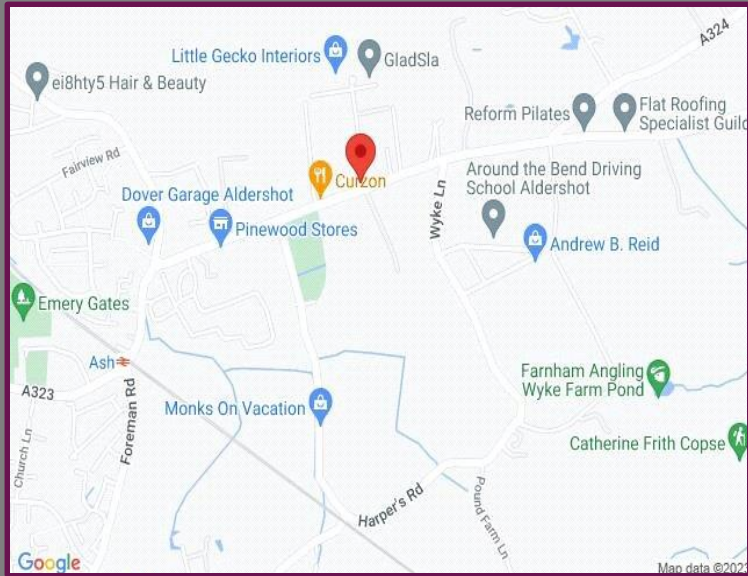
Ground Floor



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Location

This property is in very close proximity to Normandy Hill and the Ash Ranges which are great for long walks and bike rides. Nearby you have Totterdown pre-school, Less than 5 minutes to Ash train station and multiple choices of primary schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	
	72	82

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...

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