



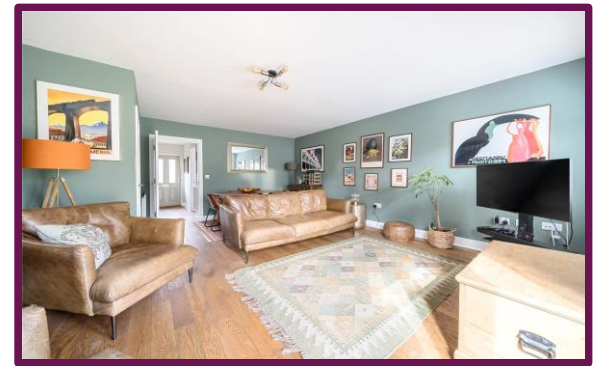
Vyne Walk, Ash, Surrey, GU12 6FH

Offers In Excess Of £500,000

Vyne Walk, Ash, Surrey, GU12 6FH

This immaculate three-bedroom semi-detached property boasts modern elegance and comfort in a highly desirable location. With a convenient ensuite bathroom, engineered wood flooring downstairs, wooden shutters throughout, spacious garage, and a sunny south-facing garden, this home offers the perfect blend of luxury and practicality. Enjoy the warmth and brightness of the sun throughout the day while relishing in the tranquility of this sought-after neighbourhood. Ideal for families or professionals seeking both style and functionality in their living space.

- Semi Detached
- Three Bedrooms
- South Facing Garden
- Driveway Parking
- Two Bathrooms
- Including En-suite
- Sought After Location
- Immaculate condition
- Garage



Floorplan

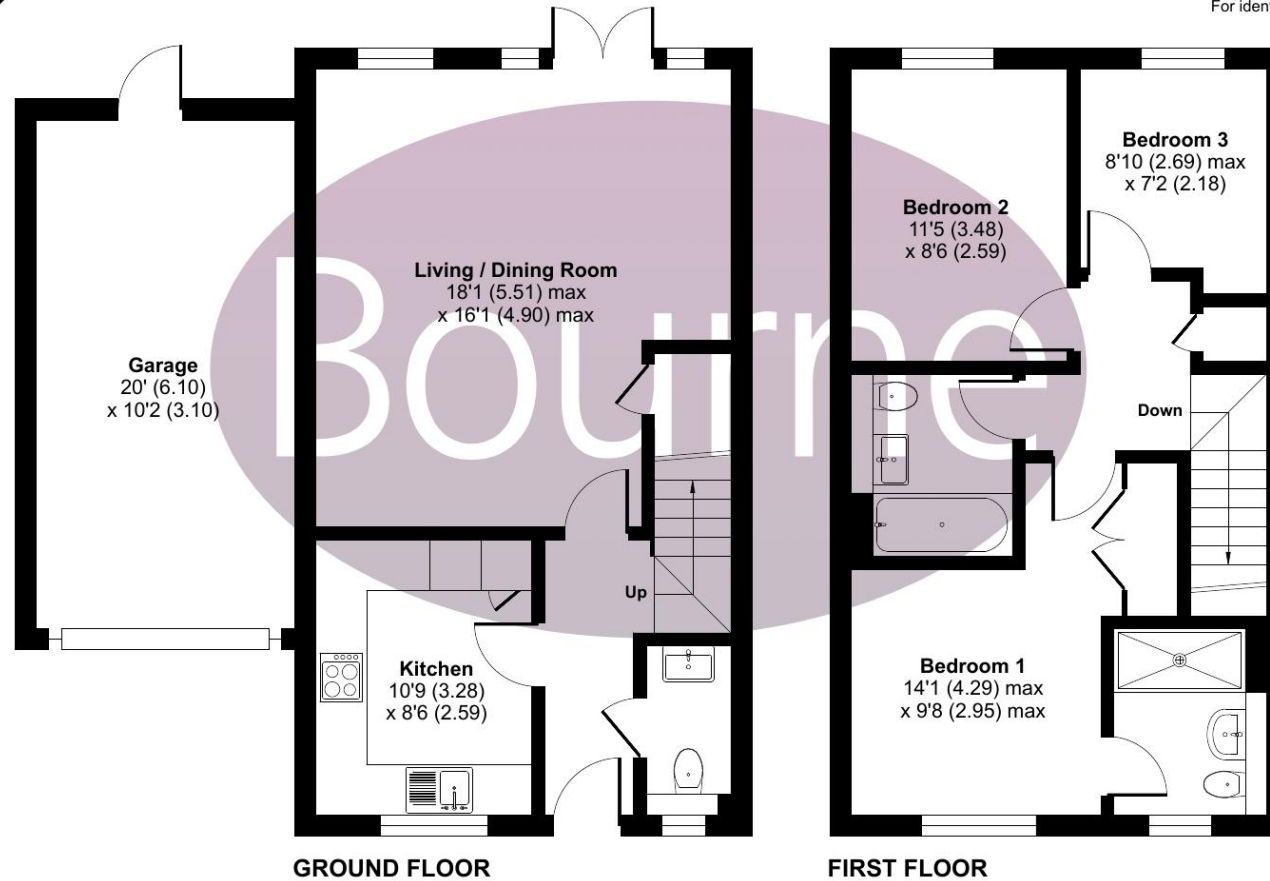
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Approximate Area = 958 sq ft / 89 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1161 sq ft / 107.8 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). © nitchcom 2024. Produced for Bourne Estate Agents. REF: 1101701

Location

Situated in a great a location, this property offers easy access to the A331, M3 and M4. Local schools, amenities and train stations make this desirable for families and commuters alike.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	91	92
(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	

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.