



Prospect Road, Ash Vale, Aldershot, GU12 5EL

Asking Price £525,000

Prospect Road, Ash Vale, Aldershot, GU12 5EL

A spacious and well-maintained four-bedroom detached property with an office, garage, and a lovely garden.

This charming home is situated in a highly desirable location, offering a perfect blend of convenience and tranquility. With its ample living space and versatile layout, it's an ideal family residence.

The office provides an excellent space for remote work or study, while the garage adds practicality and storage options.

The beautifully landscaped garden offers a serene retreat, perfect for relaxation and outdoor activities. Don't miss the opportunity to make this exceptional property your new home.

- Four Bedrooms
- Office
- Garden
- Garage
- Study
- Sought After Location
- EPC- D
- Council Tax Band - E



Floorplan

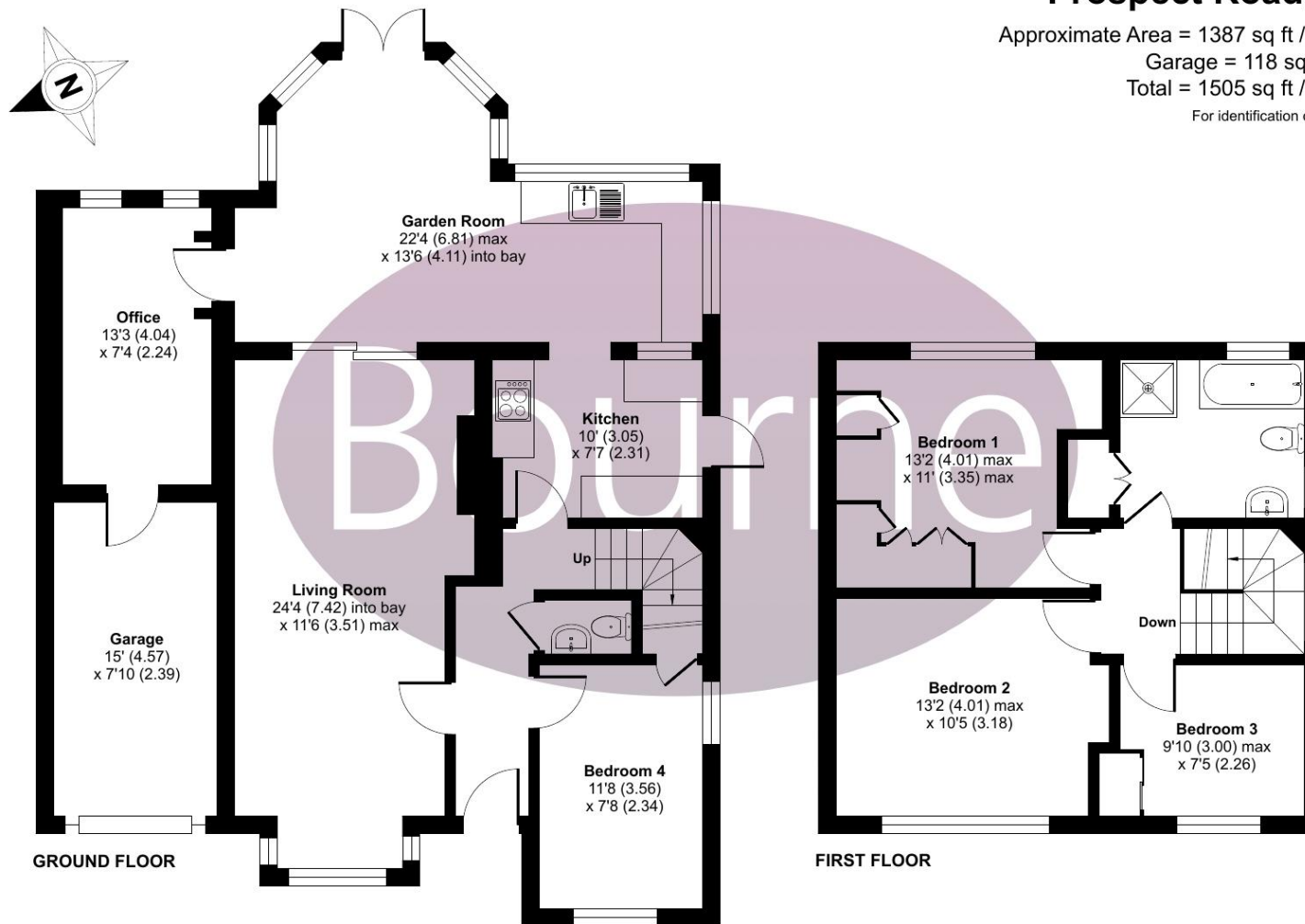
Prospect Road, GU12

Approximate Area = 1387 sq ft / 128.9 sq m

Garage = 118 sq ft / 11 sq m

Total = 1505 sq ft / 139.8 sq m

For identification only - Not to scale

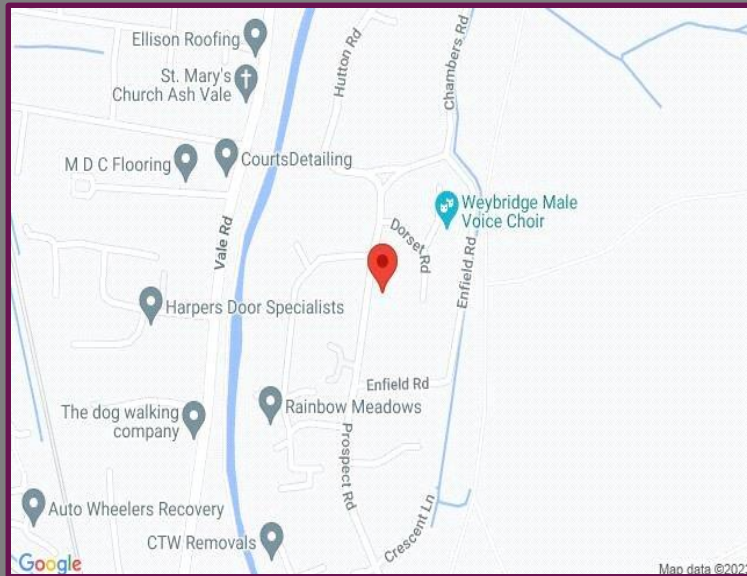


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 1043981

Location

This property is very well placed for all main road links to Farnham, Farnborough, Guildford and all surrounding towns.

Walking distance to local primary schools and less than one mile away from Ash train station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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...

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