



ESTATE AGENTS



Collins Gardens, Ash, Surrey, GU12 6EP

Asking Price £800,000

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This exquisite five-bedroom detached family home is nestled in an ever-desirable cul-de-sac, offering a peaceful and private living environment. Situated opposite a delightful green space.

The heart of this home lies in its open-plan kitchen diner, fostering a warm and inviting atmosphere for family gatherings and entertaining. The living room, enhanced by a charming log burner, provides a cosy retreat, perfect for relaxation and unwinding.

Renovated throughout, this residence boasts five bedrooms, three bathrooms, two of which featuring en-suite facilities. The thoughtful design and modern updates ensure a comfortable and contemporary living experience for the entire family.

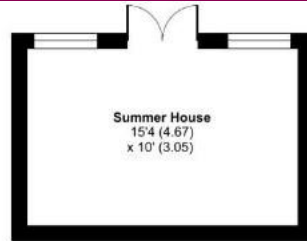
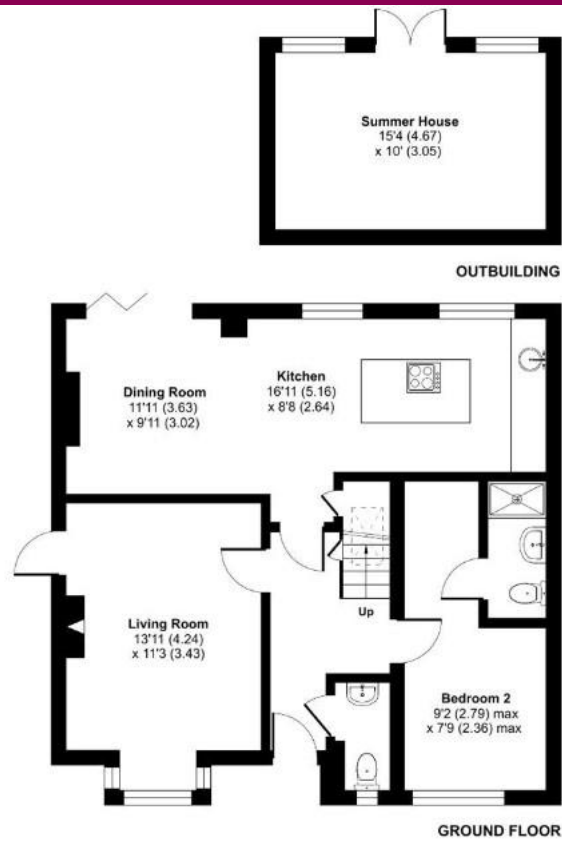
This property not only offers spacious and well-appointed interiors but also benefits from its idyllic location, combining the convenience of a cul-de-sac setting with the beauty of a green. It is a great fit for those seeking a harmonious blend of comfort, style in their family home.

Council Tax Band F

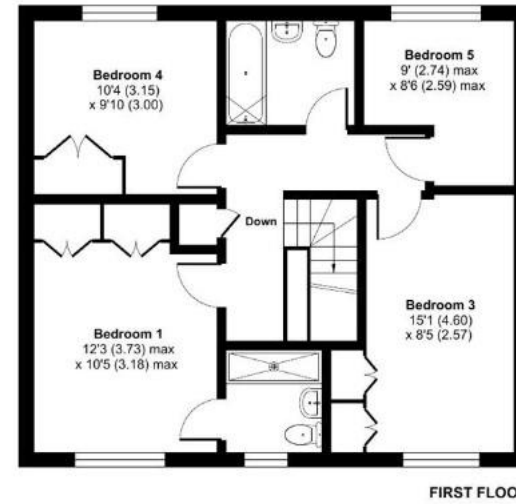
- Five Double Bedrooms
- Detached
- Sought After Location
- Re-furbished Throughout
- Driveway
- Outside Office/Gym With Electric
- South Facing Garden
- Three Bathrooms



Floorplan



OUTBUILDING

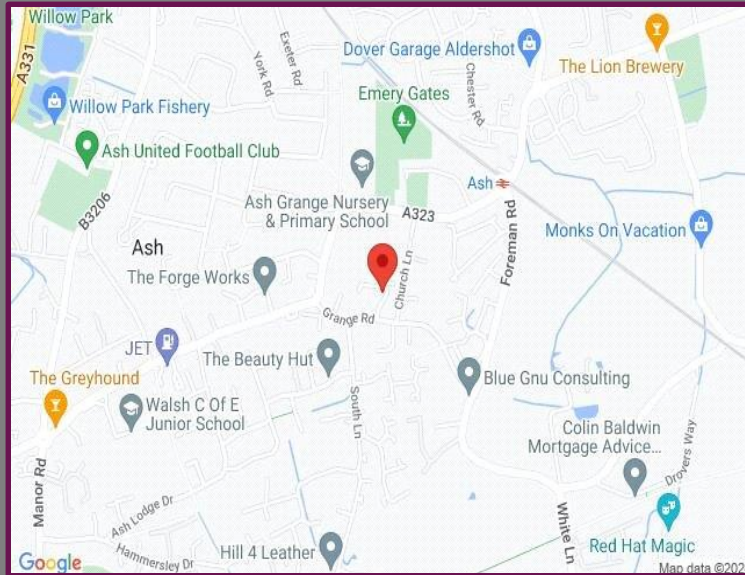


Approximate Area = 1355 sq ft / 126 sq m
Outbuilding = 153 sq ft / 14 sq m
Total = 1508 sq ft / 140 sq m

For identification only - Not to scale

Location

Situated in a great Cul-de-sac locaton, this property offers a peaceful outlook. with 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		
(69-80) C	74	84
(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.



A refreshing choice...

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