



Parish Close, Ash, Surrey, GU12 6NU

Offers In Excess Of £450,000

# Parish Close, Ash, Surrey, GU12 6NU

Three-bedroom detached property, nestled in a peaceful cul-de-sac, offering a perfect blend of comfort and convenience. Boasting a thoughtfully designed layout, this home provides a warm and inviting atmosphere.

As you approach, you'll be greeted by the convenience of parking for three cars. The exterior sets the tone for the property's well-maintained appearance and inviting curb appeal.

The property is well appointed and benefits from a living room, kitchen/dining area, conservatory, three bedrooms, two of which double and a family bathroom. The property's interior is adorned with tasteful finishes, making it ascetically pleasing throughout.

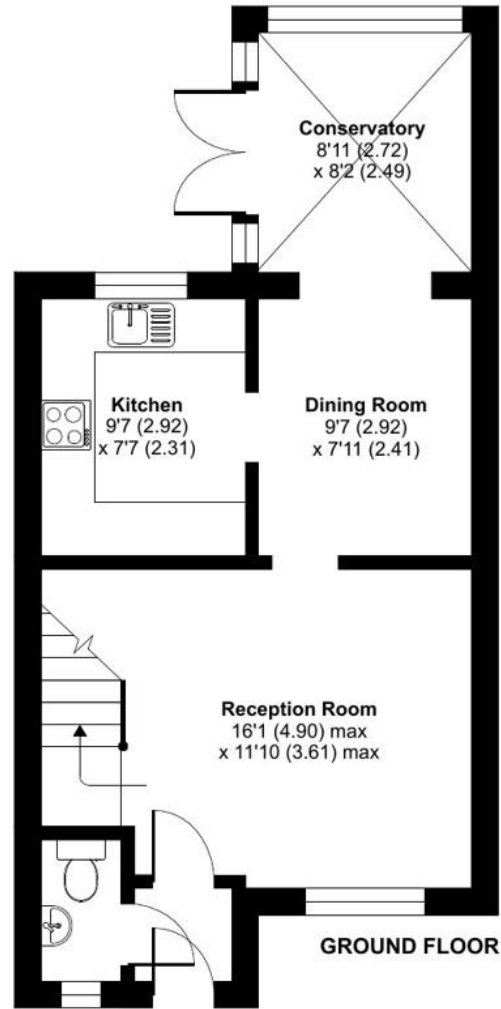
Situated in a cul-de-sac, this property ensures a quiet and secure living environment, making it ideal for families. The cul-de-sac location also minimises traffic, adding an extra layer of privacy to your daily life.

In summary, this three-bedroom detached property is fantastic, offering not only a well-designed interior but also the added benefits of parking for three cars, a delightful conservatory, and a peaceful garden – all within the serene confines of a cul-de-sac.

- Three Bedroom
- Driveway Parking For Three Cars
- Cul-de-Sac Location
- Conservatory
- Garden
- Detached
- EPC - D
- Council Tax - D



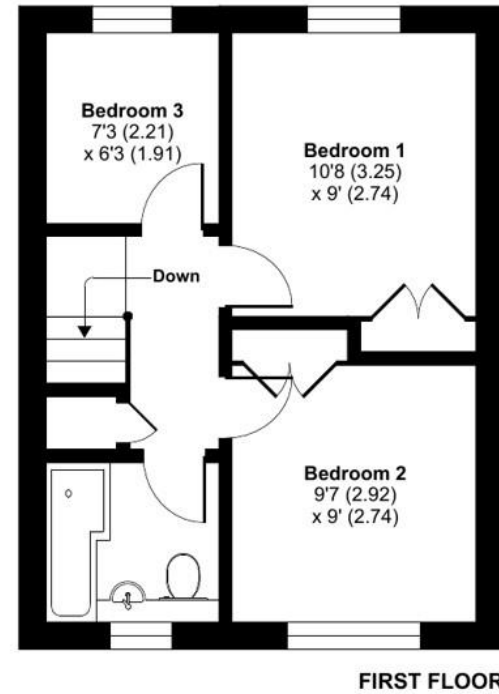
# Floorplan



## Parish Close, Ash, Aldershot, GU12

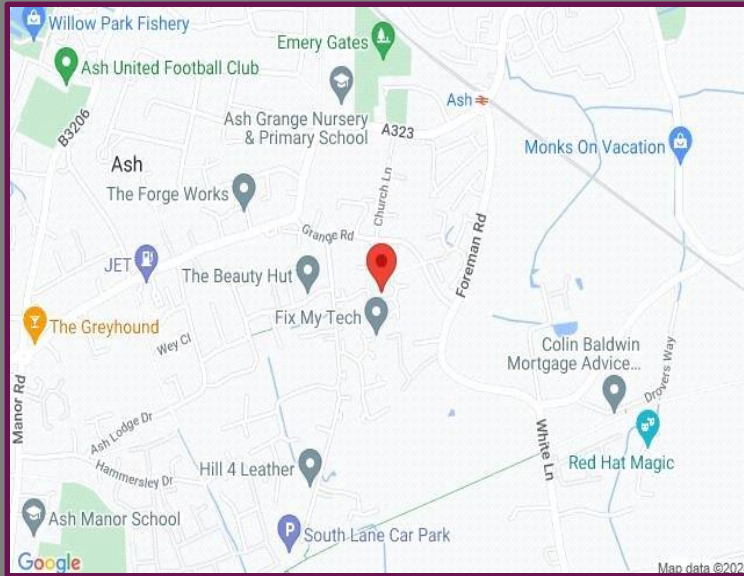
Approximate Area = 821 sq ft / 76.2 sq m

For identification only - Not to scale



# Location

Within close proximity, you will find a variety of amenities, including supermarkets, restaurants, healthcare facilities, and recreational areas. The property benefits from excellent transport links, with easy access to major roads and public transportation, ensuring you're well-connected to the wider area.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>79</b> |
| (55-68) <b>D</b>                            | <b>62</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 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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