



Ash Close, Ash, Surrey, GU12 6AR

Offers in excess of £325,000

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This three-bedroom semi-detached home presents an excellent opportunity for those seeking a property with potential for modernisation.

Located in a quiet neighbourhood, this residence offers a spacious interior with three well-proportioned bedrooms, providing room for a growing family or individuals in search of a bit more space.

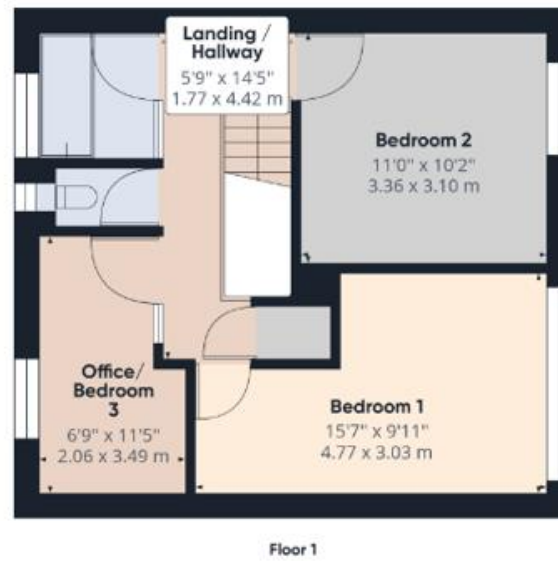
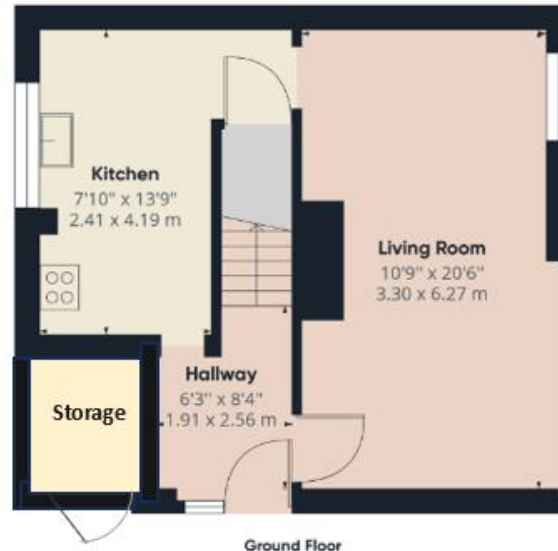
The property further benefits from a garden and outdoor space. With a little TLC and creative vision, this property can be transformed into a great home.

Council Tax Band C

- Three Bedrooms
- Semi Detached
- Garden
- Storage
- Kitchen
- Great Location
- EPC - D
- Council Tax Band - C



Floorplan



Approximate total area⁽¹⁾

841.45 ft²

78.17 m²

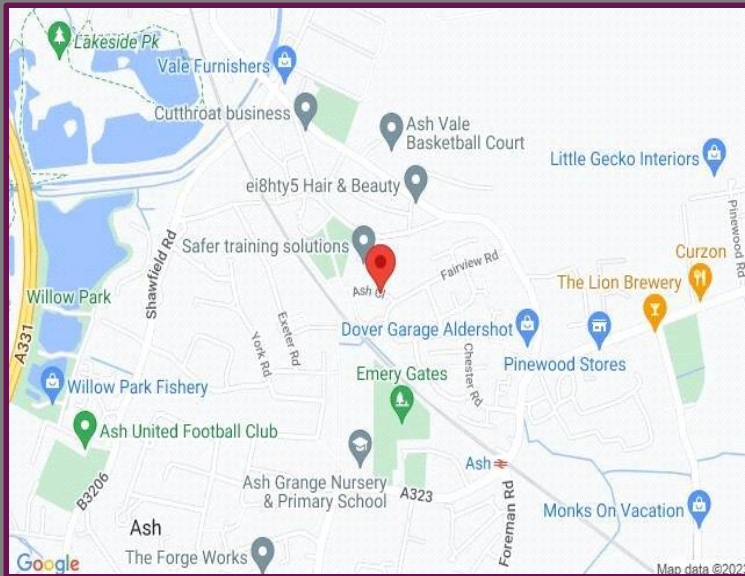
(1) Excluding balconies and terraces

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

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Location

The location is quiet and private but very close to everything you would need, local schools all close by, fantastic for walks in the forest, kids play parks and commuters, the Ranges and Canal both a stone's throw away for amazing long walks/bike rides. Play parks with play areas, open fields, and tennis courts on both sides of the property, again very close walking distance. For commuters, Ash and Ash vale station are minutes away, between them they have easy links to Farnham, Guildford, Reading and Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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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