



ESTATE AGENTS



Foxhurst Road, Ash Vale, Surrey, GU12 5DY

Offers in excess of £600,000



Foxhurst Road, Ash Vale, Surrey, GU12 5DY

Spacious four-bedroom detached family home, thoughtfully designed to accommodate modern living. The heart of the house is a generously sized kitchen diner, perfect for family meals and entertaining.

In addition to the two reception rooms, there's a dedicated study, providing versatility for those who work from home. Further benefits include, two bathrooms, driveway, garage, and utility room, offering ample storage, garden and parking space.

The potential to extend, subject to planning permission, provides an exciting opportunity for those looking to tailor the property to their specific needs.

This home strikes a balance between functionality and potential, making it an ideal choice for families seeking a comfortable and adaptable living space.

Council Tax Band - F  
EPC - D

- Four Bedrooms
- Kitchen/Dinner
- Two Reception Rooms
- Utility
- Garage
- Potential to Extend STP
- Driveway
- Two Bathrooms

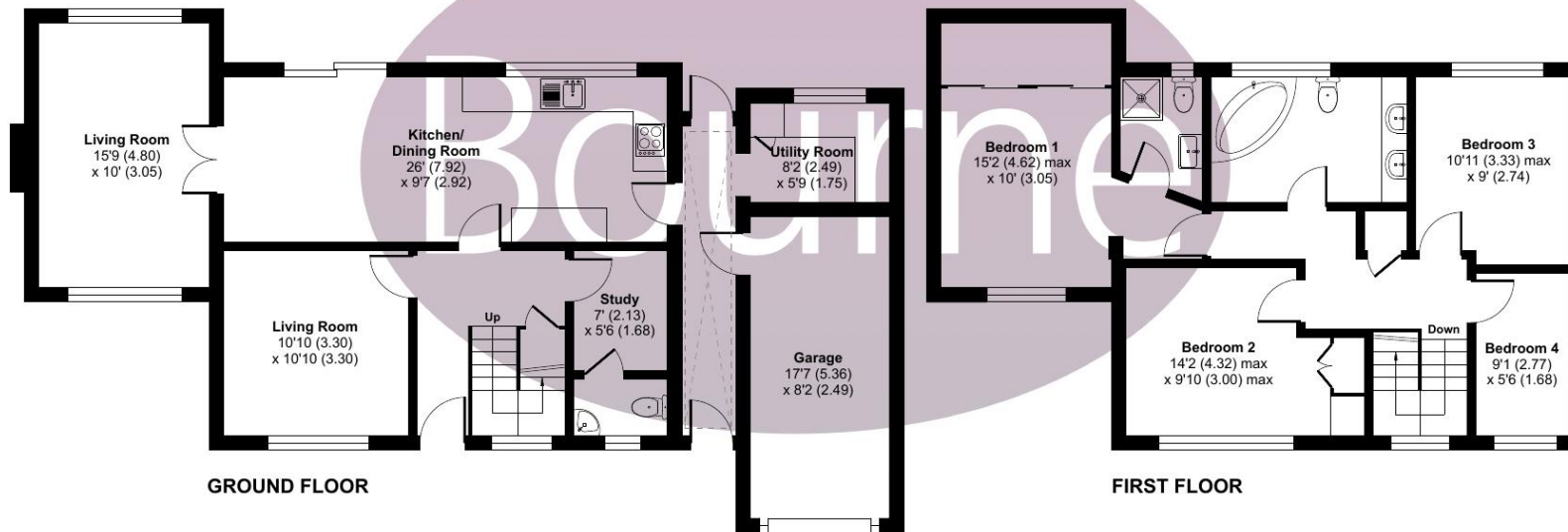


# Floorplan

## Foxhurst Road, Ash Vale, Aldershot, GU12

Approximate Area = 1422 sq ft / 132.1 sq m  
Garage = 144 sq ft / 13.3 sq m  
Outbuilding = 48 sq ft / 4.4 sq m  
Total = 1614 sq ft / 149.8 sq m

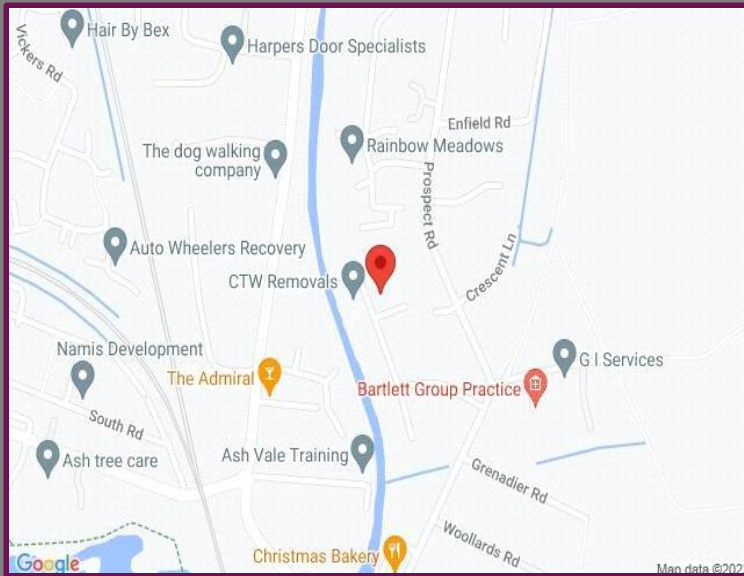
For identification only - Not to scale



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: 1056997

# 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+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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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