

Bourne



FOR SALE
Bourne
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www.bourneestateagents.com

Guildford Road, Ash, Surrey, GU12 6BT

Asking Price £500,000

Guildford Road, Ash, Surrey, GU12 6BT

This three-bedroom semi-detached family home offers ample space and modern touches.

Inside, you'll find a convenient en-suite shower room, ideal for privacy and comfort. The spacious living/dining room provides a versatile area for relaxation and entertainment. A downstairs cloakroom adds practicality to the layout.

Outside, a well-maintained garden offers a serene retreat, while a garage and parking space provide convenience and security for vehicles.

Ideal for families seeking both comfort and functionality, this home promises a warm and inviting atmosphere for all.

- Three Bedrooms
- En-suite
- Garage
- Parking
- Garden
- Living/Dining Room
- Sought After Location
- Downstairs Cloakroom



Floorplan

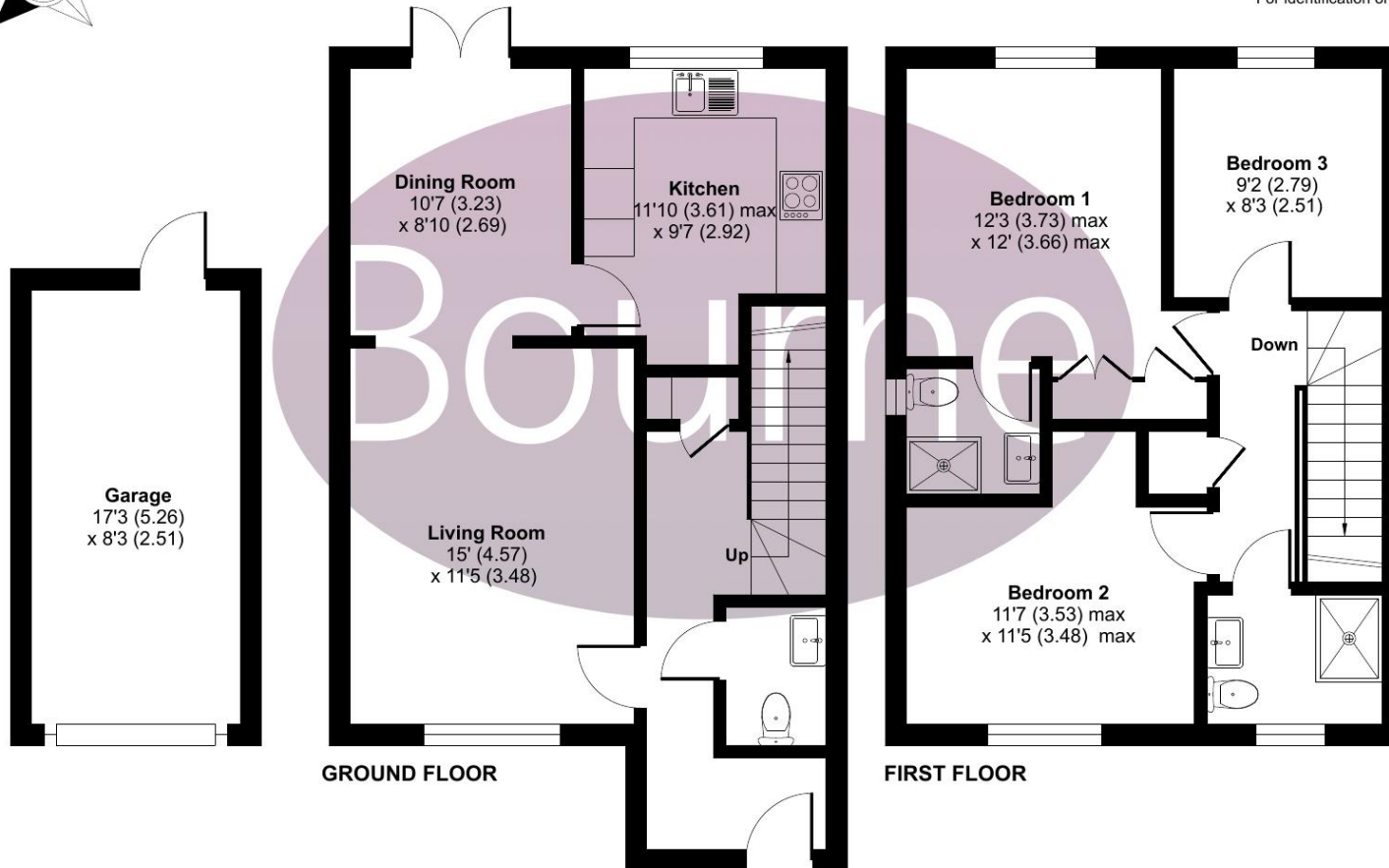
Guildford Road, Ash, Ash, GU12

Approximate Area = 1030 sq ft / 95.6 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1174 sq ft / 109 sq m

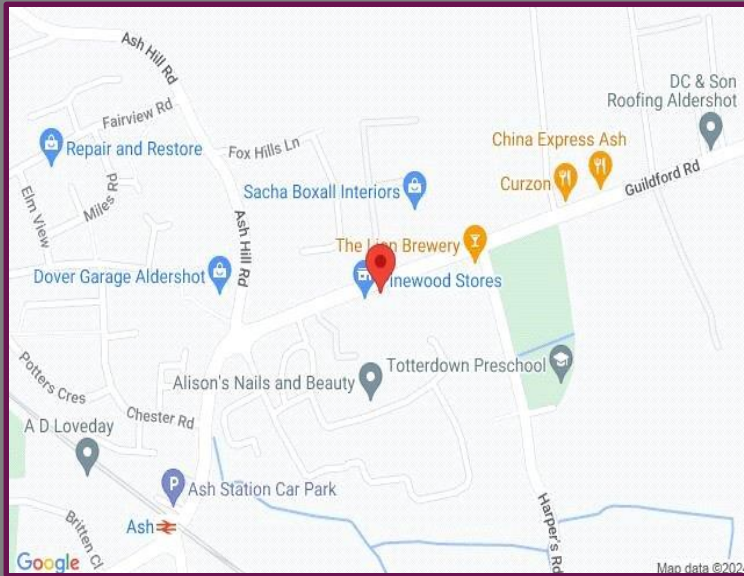
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1116356

Location

The property is 0.2 miles from Ash Train Station with links to Guildford, Ascot and Reading. There is a 'Good' Primary school and nursery within 0.4 miles. Nearby Normandy Hill and Ash Ranges are amazing for family and dog walking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(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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