



ESTATE AGENTS



Church Path, Ash Vale, Surrey, GU12 5BG

Asking Price £450,000

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Charming three-bedroom semi-detached residence boasting timeless character features, including a garage and a good size garden. This delightful home offers a blend of classic charm and modern potential. With two reception rooms, this property provides versatile living spaces, perfect for both entertaining and relaxing.

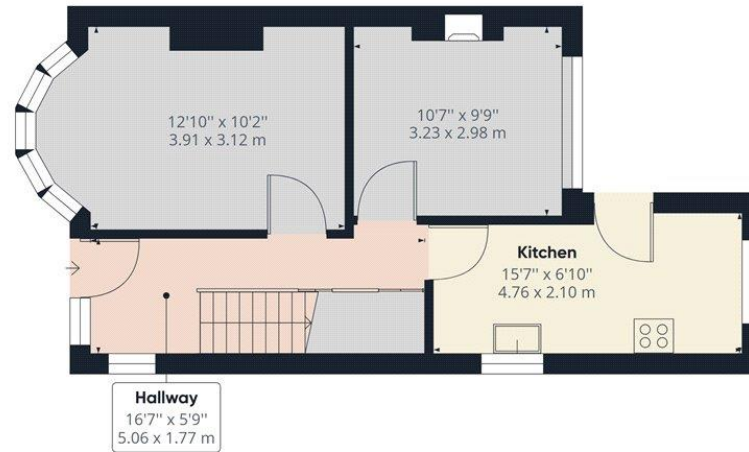
While showcasing its original character, this residence is ready for basic modernising, presenting an exciting opportunity for personalised upgrades. A perfect canvas for those seeking a home with character, ample space, and potential.

Council Tax Band D

- Three Bedrooms
- Two Reception Rooms
- Garage
- Modern Kitchen
- Sought After Location
- Family Bathroom
- EPC - D
- Council Tax Band - D



Floorplan

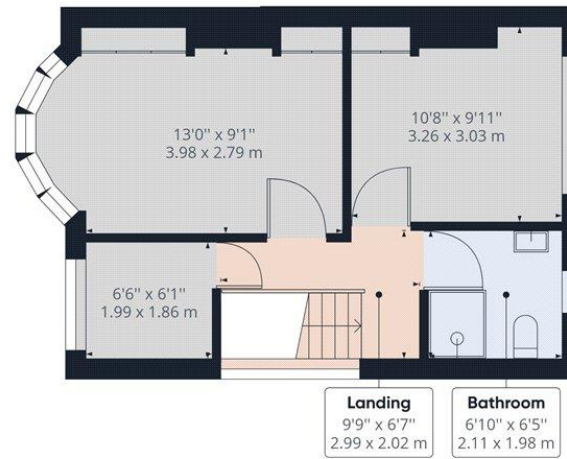


Ground Floor

Approximate total area⁽¹⁾

831.56 ft²

77.25 m²



Floor 1

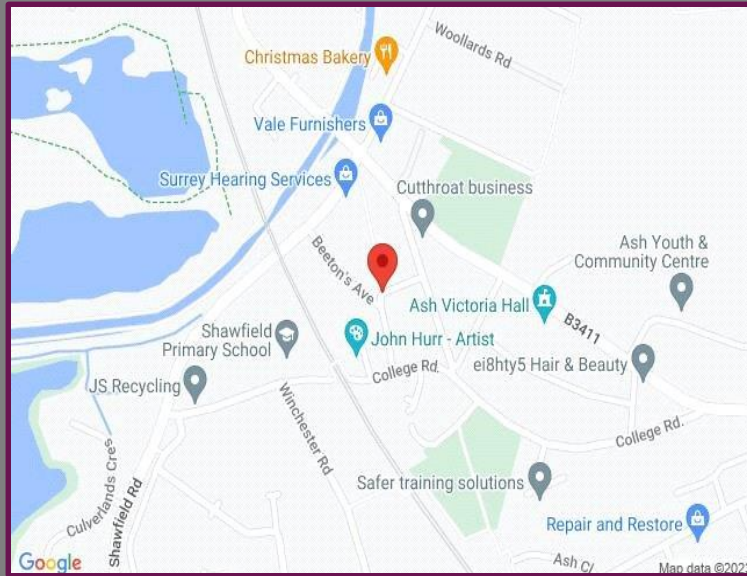
(1) Excluding balconies and terraces

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

GIRAFFE 360

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		85
(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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