



Avondale, Ash Vale, Surrey, GU12 5NE

Offers In Excess Of £350,000

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Offered to the market with no onward chain, three-bedroom terrace property with a separate garage, located in a peaceful neighbourhood.

This inviting home boasts a spacious kitchen/dining area.

The well-maintained garden offers outdoor space, while the separate garage provides convenient storage or parking space. With three bedrooms, this property provides ample space for comfortable living.

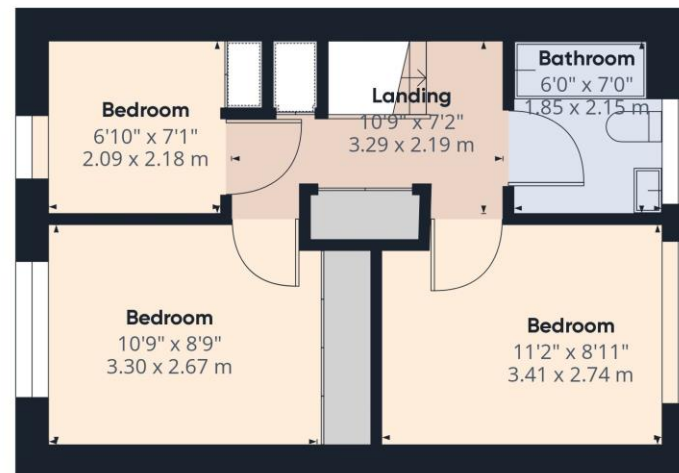
- Three Bedroom Terrace
- Kitchen/Dining Room
- Conservatory
- Garden
- Garage
- Living Room
- Council Tax Band: D
- EPC: C



Floorplan



Ground Floor



Floor 1



Approximate total area⁽¹⁾
822.38 ft²
76.4 m²

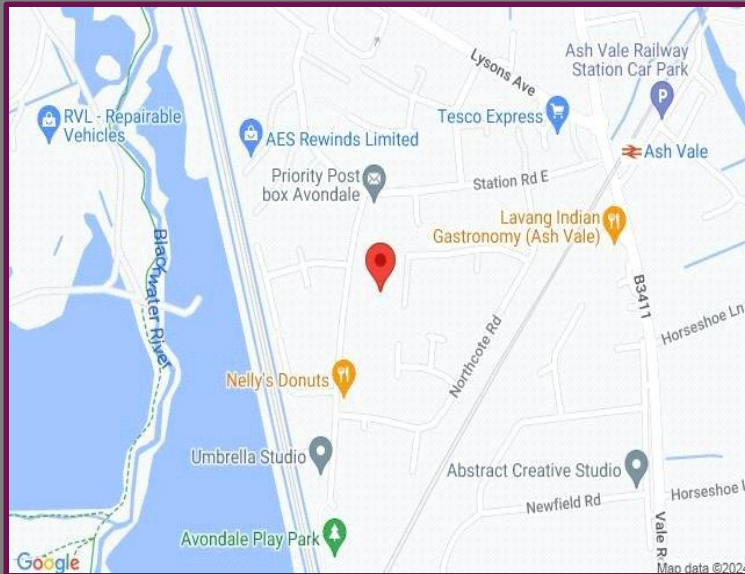
(1) Excluding balconies and terraces

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

Located within a popular neighbourhood, this end of terrace house offers easy access to local amenities, schools, and transportation.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 70 | |
| (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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