



ESTATE AGENTS



Elleray Lodge, 31 Prospect Road, Ash Vale, Aldershot, Surrey,  
GU12 5ED

Asking Price £650,000



# Elleray Lodge, 31 Prospect Road, Ash Vale, Aldershot, Surrey, GU12 5ED

This well presented three double bedroom detached bungalow offers spacious and light accommodation throughout.

The property comprises of a hallway leading to the spacious triple aspect reception room with access to the private enclosed garden, modern kitchen with appliances and further access to the garden, three double bedrooms and shower room.

The property further benefits from driveway parking for several cars, double garage and outbuildings including large shed and greenhouse.

A new boiler and new electrical installation condition report has been carried out before the commencement of the tenancy.

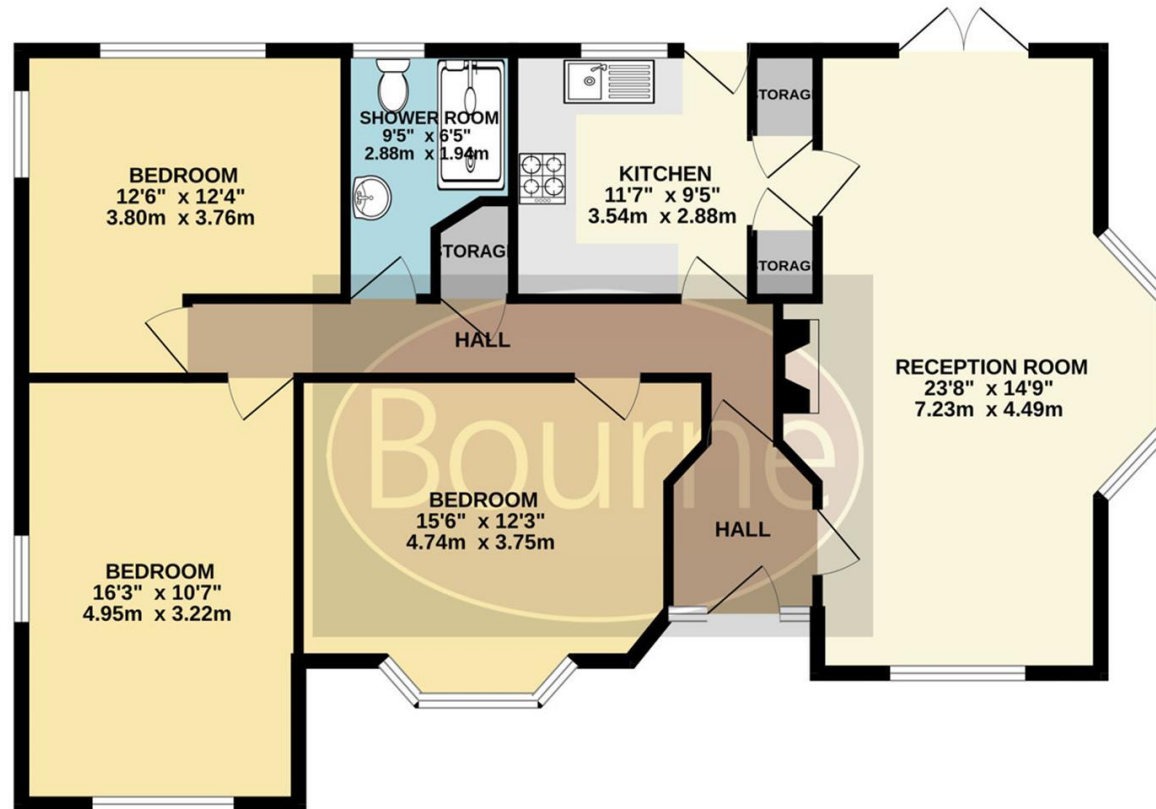
Ash Vale offers fantastic links to M3, A3, A331 and train links to central London.

- Detached bungalow
- Three double bedrooms
- Spacious reception room
- Modern kitchen with appliances
- Well presented throughout
- Shower room
- Private enclosed garden
- Driveway & Double garage
- Council tax band: E



# Floorplan

GROUND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



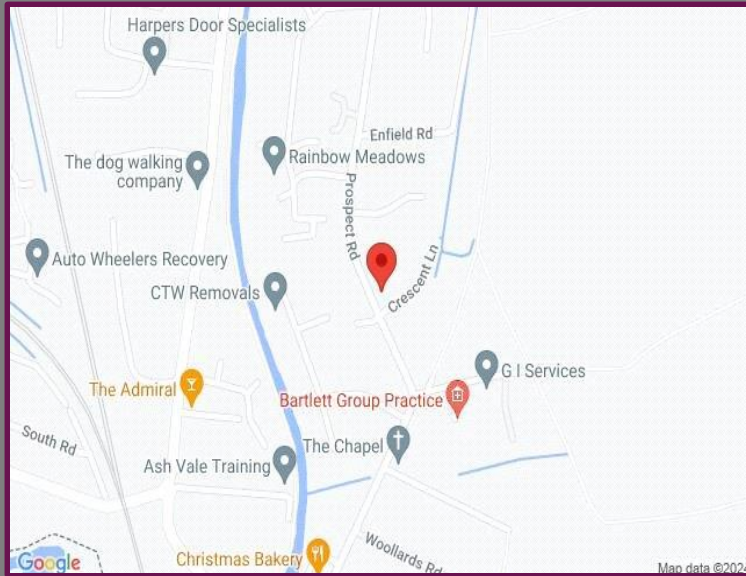
TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



# Location

Ash Vale offers fantastic links to M3, A3, A331 and train links to central London.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>58</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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