

Bourne

AGENTS



Hazel Road, Ash Green, Surrey, GU12 6HR

Offers in excess of £575,000



Hazel Road, Ash Green, Surrey, GU12 6HR

Introducing a charming two/three-bedroom detached bungalow in a sought-after village.

This property boasts immense potential on a generous plot, featuring a garage, driveway, and private road access.

With spacious living areas, versatile rooms, and picturesque surroundings, this residence offers endless possibilities for renovation and customisation.

Ideal for buyers seeking a tranquil yet conveniently located home, viewing is highly recommended to fully appreciate its unique charm and opportunity.

- Two/Three Bedrooms
- Living Room With French Doors
- Dining Room
- Kitchen
- Garage
- Driveway Parking
- Private Road
- Generous Garden



# Floorplan



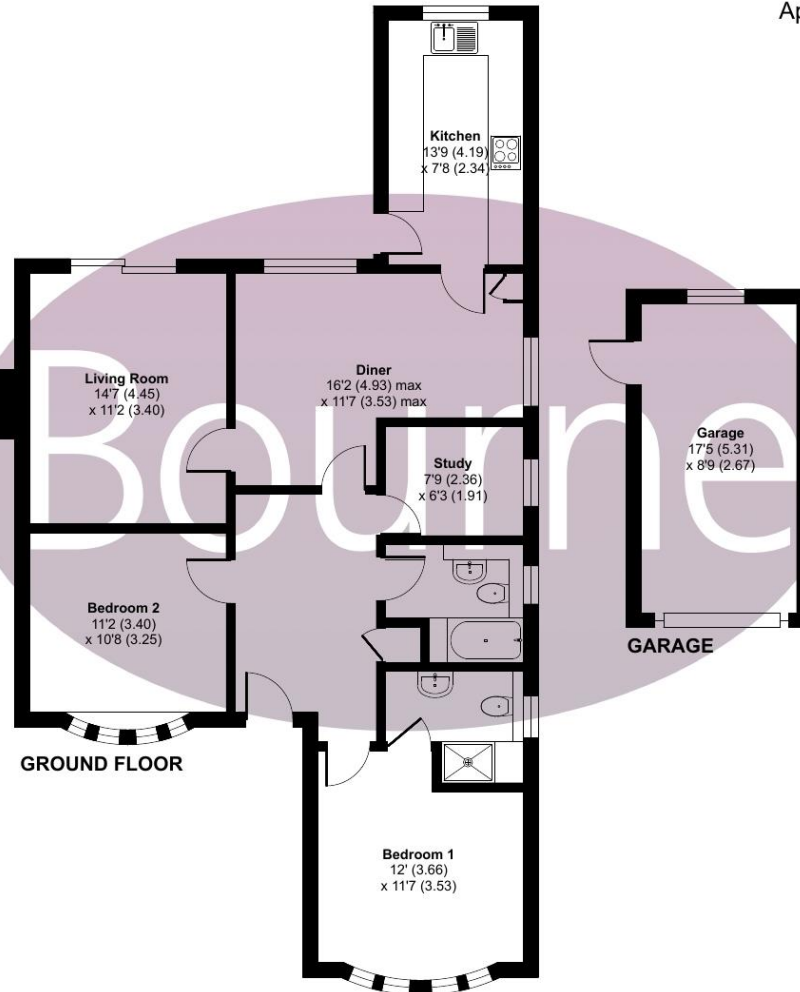
## Hazel Road, Ash Green, Aldershot, GU12

Approximate Area = 981 sq ft / 91.1 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1136 sq ft / 105.4 sq m

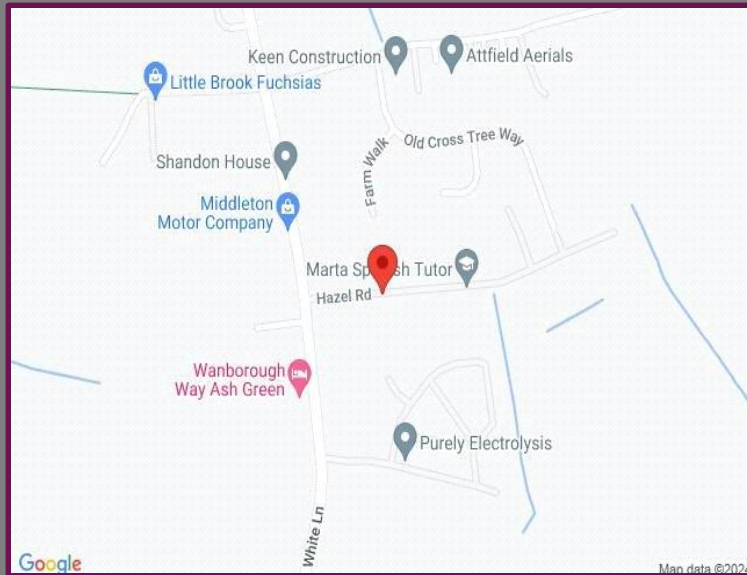
For identification only - Not to scale



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: 1110712

# Location

Location is one of its most appealing aspects, offering easy access to local amenities, schools, train stations and desirable roads, making it an ideal choice for families and professionals alike.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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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