



ESTATE AGENTS



FOR SALE
Bourne
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Guildford Road, Ash, Surrey, GU12 6DF

Asking Price £450,000

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Welcome to this charming three-bedroom semi-detached home nestled in a picturesque setting with scenic views. This property offers a warm and inviting ambiance, featuring three spacious double bedrooms that provide ample space.

The residence boasts a generous garden, perfect for relaxation and outdoor activities. The potential to extend the property further enhances its appeal, allowing for customisation and expansion to suit your lifestyle needs.

The interior is characterised by a well-designed layout that seamlessly connects the living spaces, creating an ideal environment for both entertaining and daily living.

Conveniently located, this property offers a perfect balance of tranquility and accessibility to essential amenities.

Council Tax Band D

- Semi-detached
- Three Double Bedrooms
- Two Reception Rooms
- Garden
- Family Bathroom
- Potential To Extend STP
- Parking
- Sought After Location

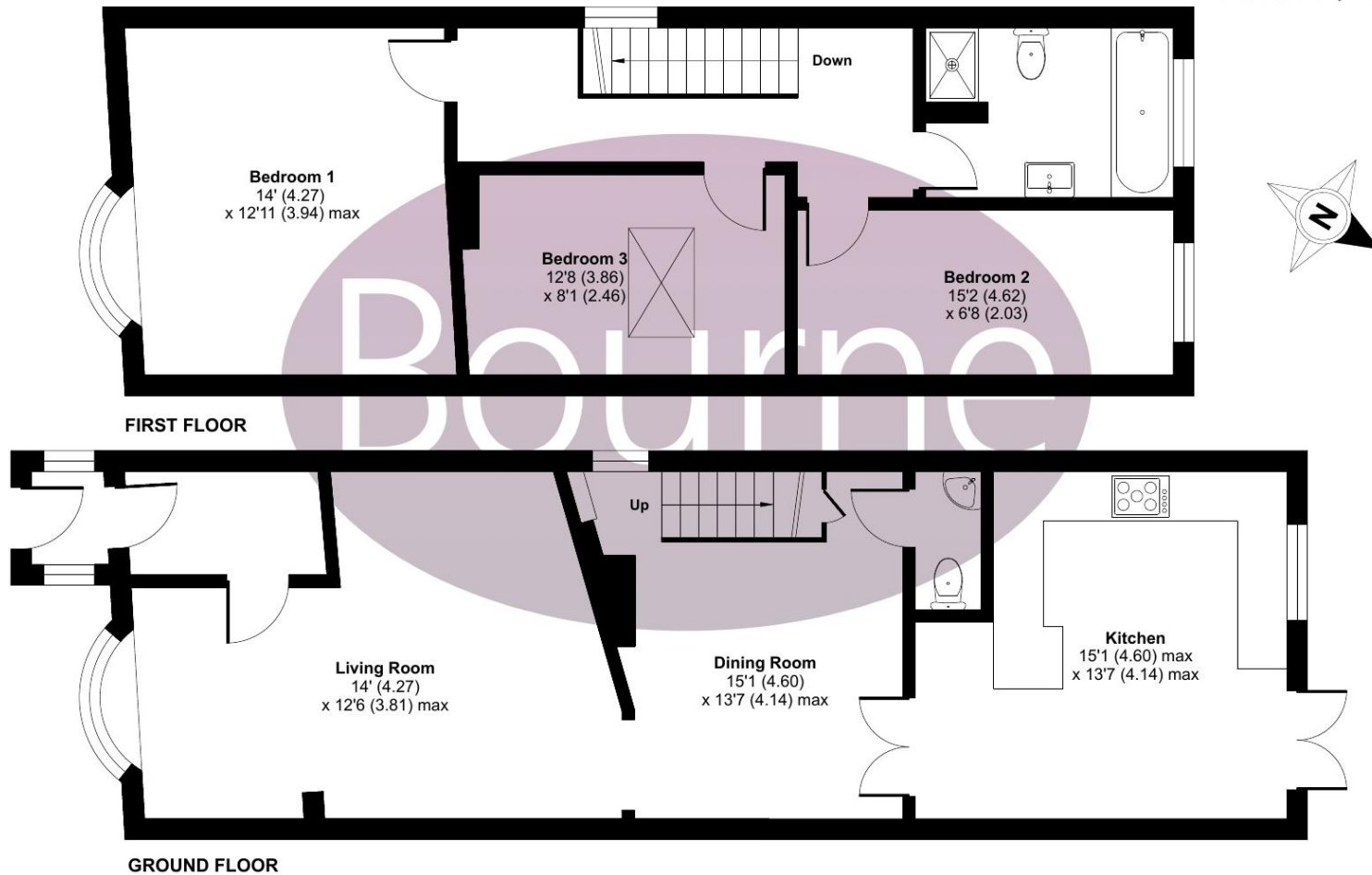


Floorplan

Guildford Road, Ash, Aldershot, GU12

Approximate Area = 1265 sq ft / 117.5 sq m

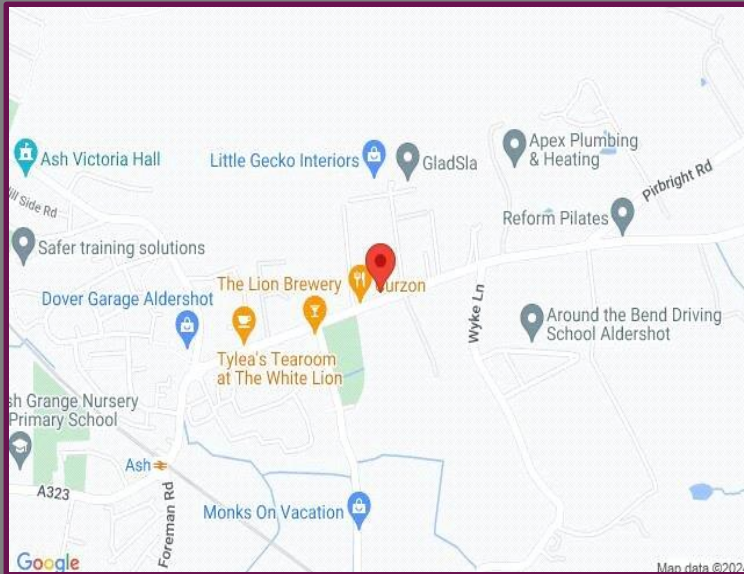
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 1076810

Location

This property is in very close proximity to Normandy Hill and Ash Ranges which are great for long walks and bike rides. Nearby you have totterdown pre-school, Less than 5 minutes to Ash train station and multiple choices of schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	65	
(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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