



ESTATE AGENTS



Kingfisher Walk, Ash, Surrey, GU12 6RF

Asking Price £385,000

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Recently refurbished, including new boiler, kitchen, bathroom and cloakroom, this immaculate three-bedroom terrace house offers modern living spaces including a well-equipped kitchen, spacious living/dining room, and a family bathroom.

Additional features include a convenient downstairs cloakroom, a rear garden with rear access, and a garage, providing ample storage. Ideal for families or those seeking a comfortable home in a desirable location.

- Three Bedrooms
- Family Bathroom
- Living/Dining Room
- Kitchen
- Garage
- Recently Refurbished Throughout
- Brand New Appliances
- Garden

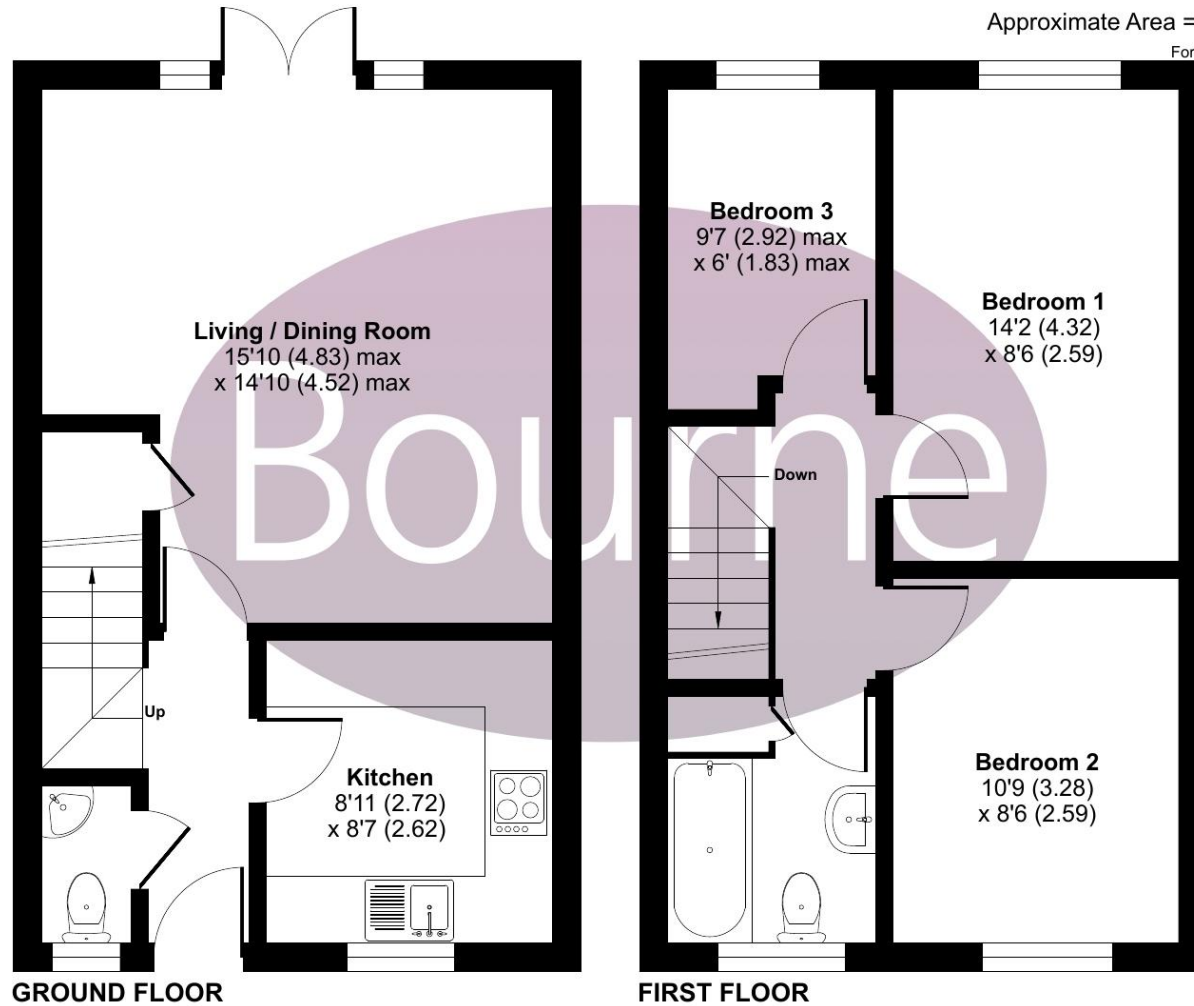


Floorplan

Kingfisher Walk, Ash, Ash, GU12

Approximate Area = 768 sq ft / 71.3 sq m

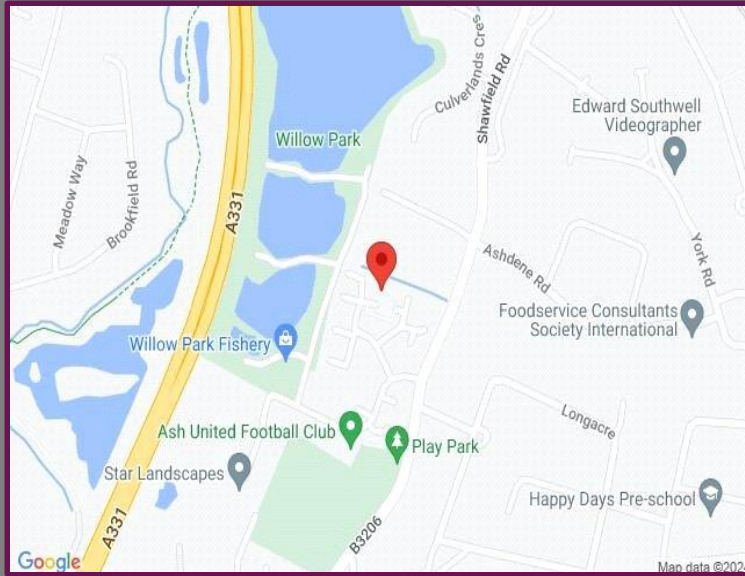
For identification only - Not to scale



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: 1114935

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		88
(69-80) C	73	
(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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