



ESTATE AGENTS



Wentworth Crescent, Ash Vale, Surrey, GU12 5LE

Asking Price £625,000

Wentworth Crescent, Ash Vale, Surrey, GU12 5LE

Well-presented four double bedroom semi-detached family home featuring an array of inviting spaces and modern amenities. This residence is characterised by a stylish design, highlighted by a stunning bathroom and modern ensuite for added convenience.

The spacious interior includes a well-appointed kitchen dining area, ideal for hosting or family dinners. The property offers a seamless flow between rooms, creating a warm and welcoming atmosphere for family and guests alike.

One of the standout features is the expansive, none-overlooked garden, providing a private outlook.

The property further benefits from driveway parking for multiple cars. This family home combines comfort, style, and practicality, making it an ideal choice for those seeking a harmonious living experience in a well-connected and desirable location.

- Four Double Bedrooms
- Ensuite
- Garage
- Substantial Plot
- Driveway Parking For Multiple Vehicles
- Sought After Location
- Open Plan Kitchen Dining
- Living Room
- Council Tax Band: E

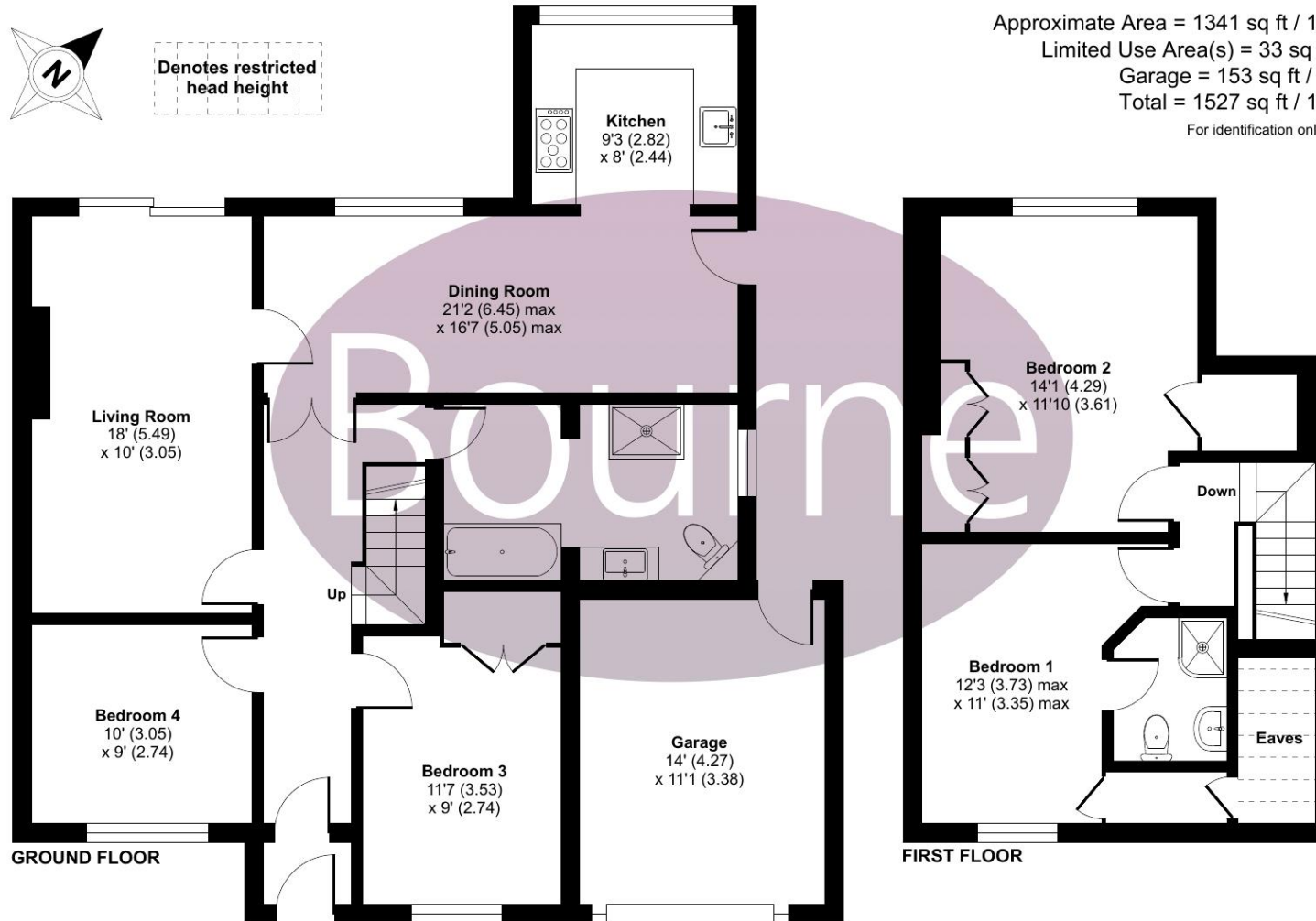


Floorplan

Wentworth Crescent, Ash Vale, Ash Vale, GU12

Approximate Area = 1341 sq ft / 124.5 sq m
Limited Use Area(s) = 33 sq ft / 3 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1527 sq ft / 141.7 sq m

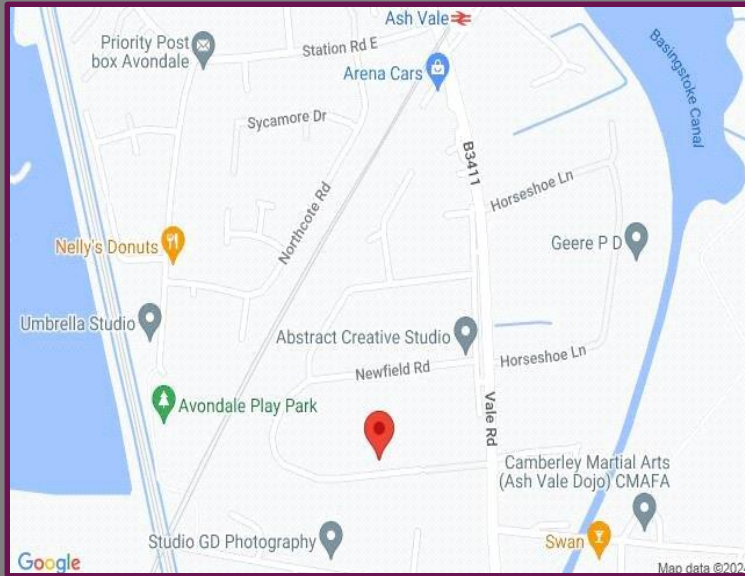
For identification only - Not to scale



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: 1096646

Location

Enjoy the convenience of a well-established and sought-after neighbourhood, with proximity to Ash Vale mainline train station, amenities, schools and recreational facilities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(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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