



The Croft, Ash Green, Surrey, GU12 6FA

Asking Price £850,000

The Croft, Ash Green, Surrey, GU12 6FA

Spacious and modern family home featuring five generously sized double bedrooms, perfect for accommodating a large family or providing ample space for guests. With four bathrooms conveniently spread throughout the house, there will never be any queuing for showers in the morning rush.

Additionally, there's a handy downstairs cloakroom, ensuring convenience for guests and residents alike. Two reception rooms offer versatile living spaces, ideal for entertaining or creating separate areas for relaxation and socialising.

The heart of the home is the kitchen/dining room, providing a welcoming and functional space for family meals and gatherings. A garage offers convenient storage space or parking for vehicles, while an outside studio provides flexibility for hobbies or a home office.

Situated in a desirable location, this property enjoys easy access to local amenities and transportation links, making it convenient for daily activities and commutes. Moreover, it's in excellent condition, meaning you can move in with peace of mind, knowing that the home is well-maintained and ready for comfortable living.

With a beautiful garden completing the package, this home offers the perfect blend of space, convenience, and comfort for modern family living.

- Five Double Bedrooms
- Four Bathrooms
- Two Reception Rooms
- Outside Studio
- Well Presented Garden
- Garage
- Re-fitted Kitchen/Dining Room
- Utility Room



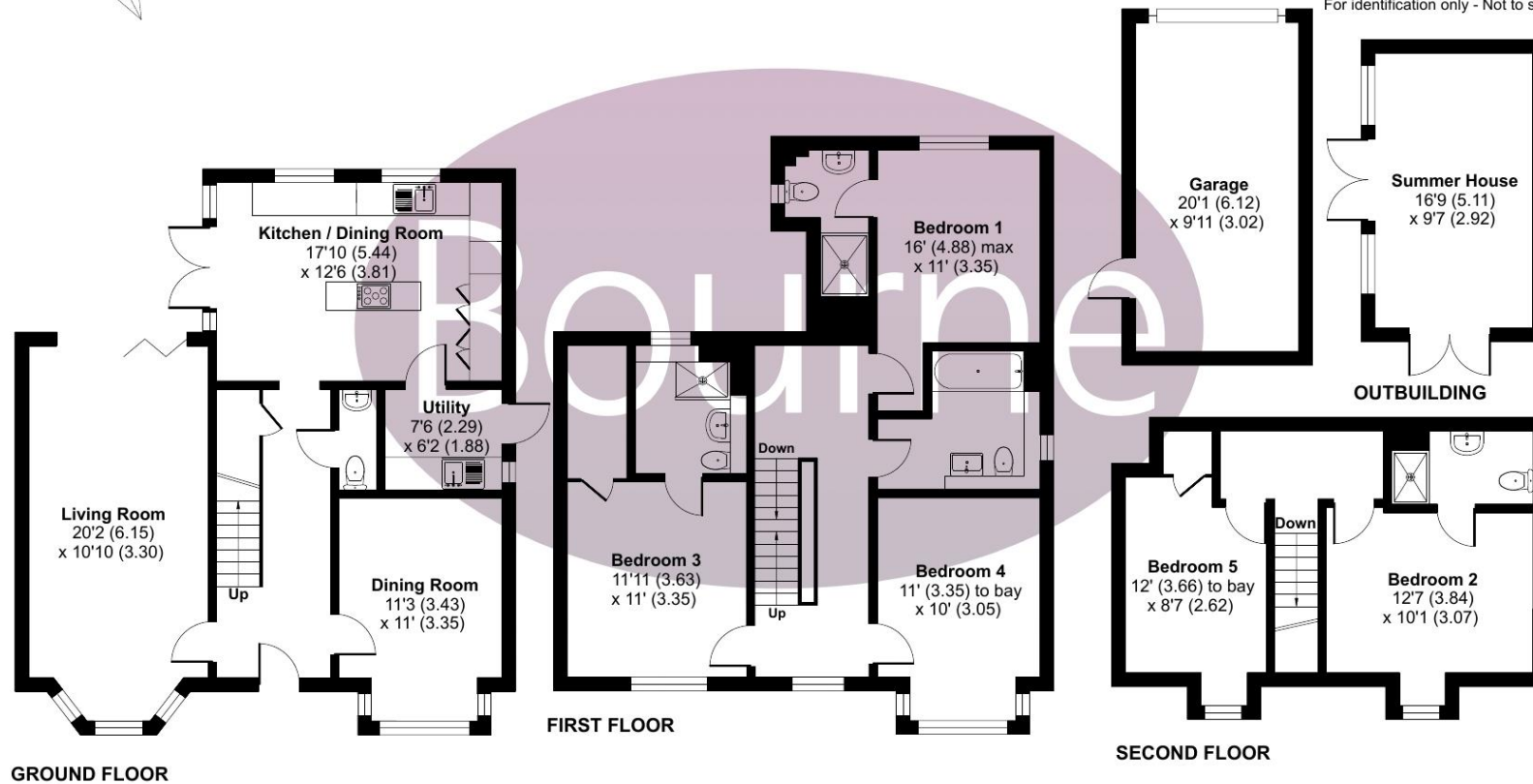
Floorplan

The Croft, Ash Green, Aldershot, GU12

Approximate Area = 1986 sq ft / 184.5 sq m
Garage = 202 sq ft / 18.7 sq m
Summer House = 163 sq ft / 15.1 sq m
Total = 2351 sq ft / 218.4 sq m



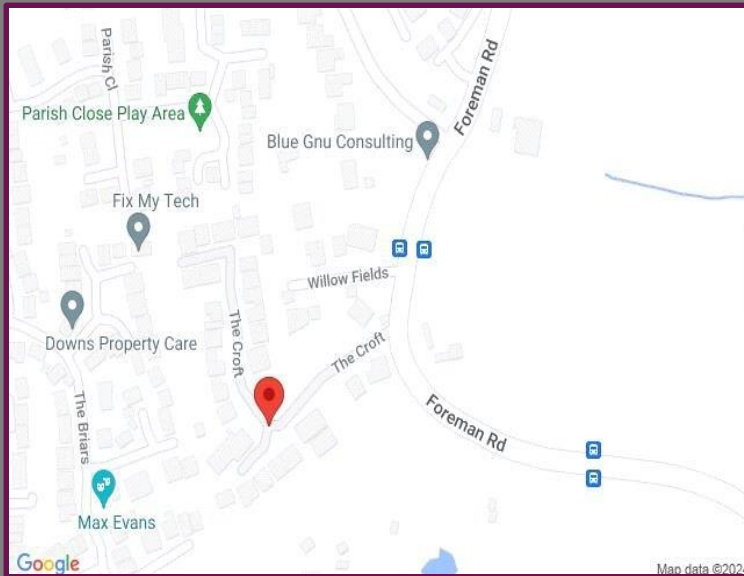
For identification only - Not to scale



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: 1090973

Location

Situated in a desirable location, this property enjoys easy access to local amenities and transportation links, one of which being a mainline station. making it convenient for daily activities and commutes.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 104 |
| (81-91) | B | 86 | |
| (69-80) | C | | |
| (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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