



Scotland Farm Road, Ash Vale, Aldershot, Surrey,
5JA

GU12

Asking Price £575,000

Scotland Farm Road, Ash Vale, Aldershot, Surrey, GU12 5JA

Charming three-bedroom detached corner plot home featuring a practical layout with an inviting open-plan living area.

Enjoy the convenience of an ensuite in the main bedroom along with two additional double bedrooms for ample space.

This property includes a well-appointed kitchen/dining area, ideal for gatherings, and a dedicated study for remote work or leisure pursuits.

Complete with a garage and driveway for parking convenience, the wrap-around garden offers a sunny aspect, facing both west and south, perfect for outdoor relaxation and entertaining.

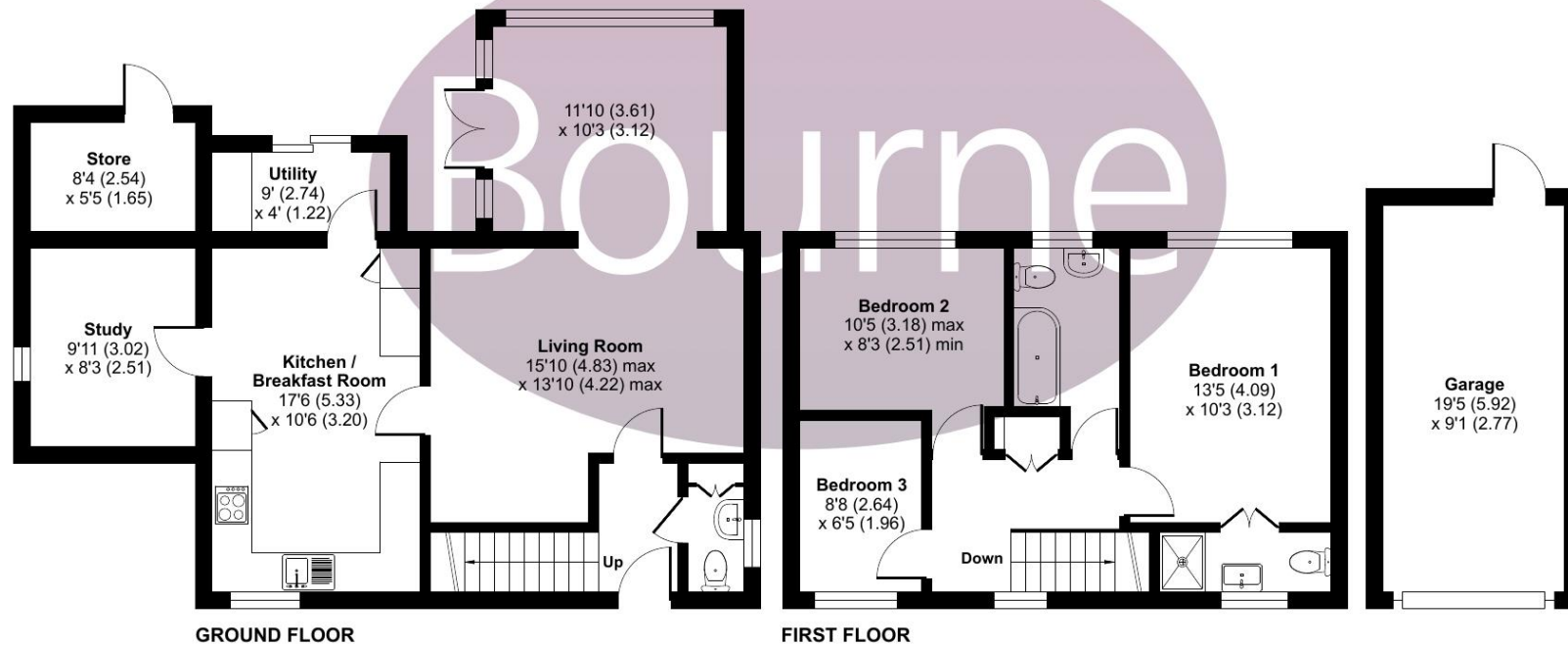
- Three double bedrooms
- Ensuite
- South-facing Garden
- Garage
- Driveway
- Utility
- Study
- Kitchen/Dining Room



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Approximate Area = 1197 sq ft / 111.2 sq m
Garage = 179 sq ft / 16.6 sq m
Outbuilding = 46 sq ft / 4.3 sq m
Total = 1422 sq ft / 132.1 sq m

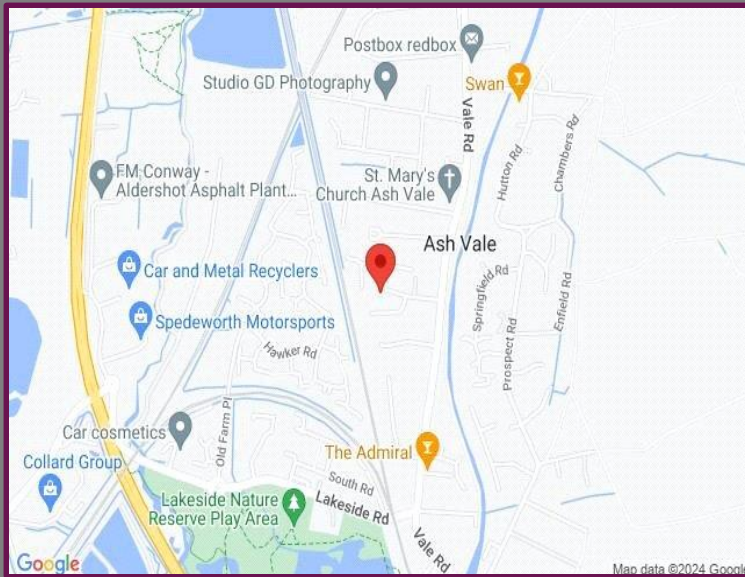
For identification only - Not to scale



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: 1110268

Location

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		76
(55-68)	D	58	
(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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