



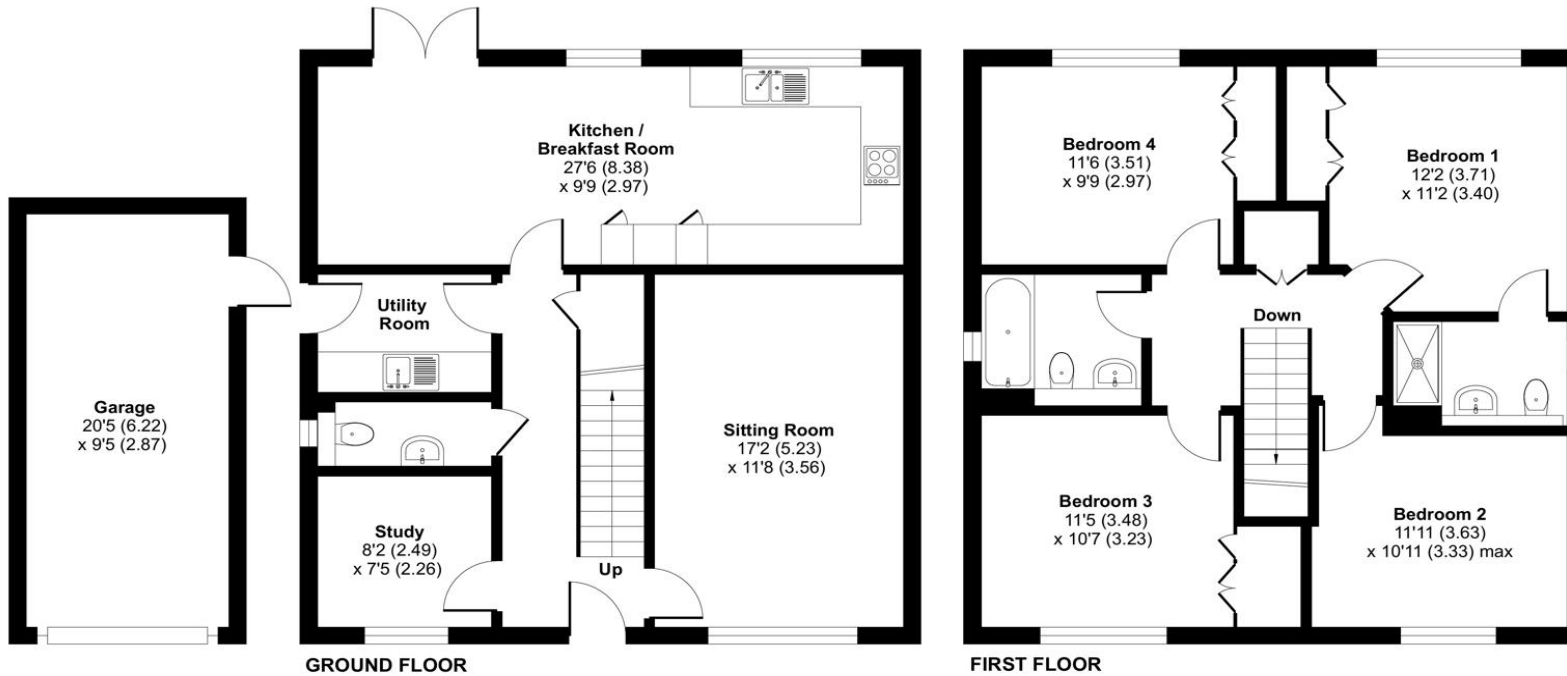


ACCOMMODATION

Situated within a popular location in Ash and constructed by Bellway Homes is this beautiful detached family home. The property benefits from no onward chain and is finished to a high standard throughout. Upon entering the property, you are greeted via a spacious entrance hall with a downstairs cloakroom and doors leading to all further rooms. At the front of the property, there is a spacious living room and a separate study/family room. Across the back of the property, there is a large kitchen/dining room with French doors leading to the rear garden. To complete the ground floor there is a separate utility room with access leading to the side of the property. On the first floor the principal bedroom benefits from an ensuite shower room. The three further double bedrooms are served by a modern family bathroom. Externally to the front, there is driveway parking with leads to the garage with power and lighting. The rear garden is fully enclosed with a patio area across the rear of the property with a pathway leading to behind the garage with a further patio. The rest of the garden is mainly laid to lawn with some newly planted trees across the back of the garden.



Approximate Area = 1530 sq ft / 142.1 sq m
 Garage = 195 sq ft / 18.1 sq m
 Total = 1725 sq ft / 160.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/che.com 2024. Produced for Charters Estate Agents Limited. REF: 1073647



SITUATION

The property provides good access to the A331 which in turn links to the A31, A3, M3 and M25 is readily available. Ash station provides access to Guildford, Aldershot and Reading and Ash Vale station provides a fast service to London Waterloo. There is a selection of local amenities and services in Ash including convenience stores, sought-after schools including Ash Walsh and Ash Manor and specialist retail outlets.



SPECIFICATION

- Four double bedrooms
- Ensuite shower room and family bathroom
- Two reception rooms
- Large Kitchen/dining room with separate utility
- Garage with driveway parking
- Private rear garden
- No onward chain

LOCAL AUTHORITY

Guildford Borough Council
Council Tax Band: F

ASKING PRICE

£600,000

TENURE

Freehold

AGENTS NOTE

Estate Management Charge: £190 per annum
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.