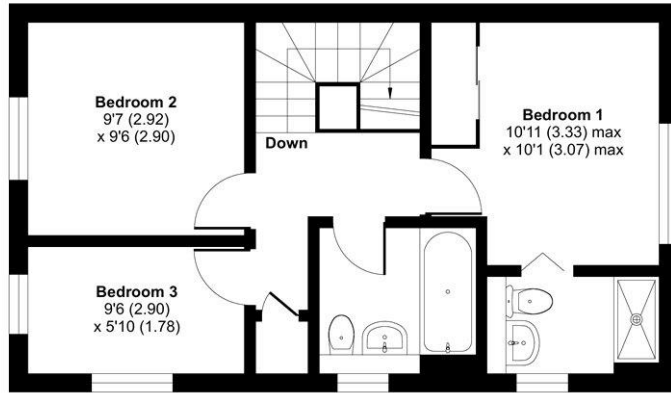




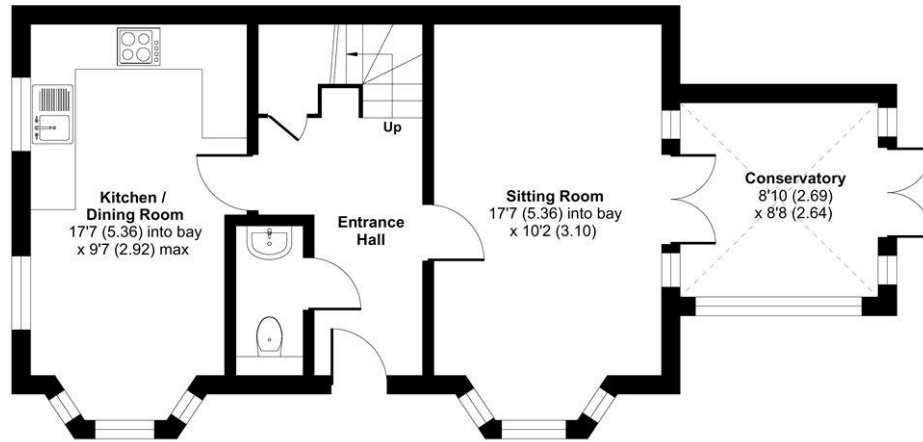


ACCOMMODATION

Situated within the popular Ash Lodge Park development is this well-presented detached family home, with 5 years NHBC warranty remaining. Upon entering the property, you are greeted by a bright and airy entrance hall, with under stairs storage space and a convenient downstairs cloakroom, leading through to the modern kitchen/dining room. This space offers a dual aspect with a bay window to the front, as well as a range of high-quality integrated appliances. The spacious sitting room is located at the back of the property with direct access through to the conservatory. An addition by the current owner, the light and airy conservatory has a feature log burner and opens out to the rear garden. The property continues to impress on the first floor with three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room and fitted wardrobes to add a touch of luxury. The two further bedrooms are served by the modern family bathroom. Externally to the side of the property there is a single garage with electric vehicle charging point and driveway parking in front for added convenience. The private rear garden is fully enclosed with a patio area across the rear of the property, a storage shed and a lawned area.



FIRST FLOOR



GROUND FLOOR

Approximate Area = 986 sq ft / 91.6 sq m
 Garage = 206 sq ft / 19.1 sq m
 Total = 1192 sq ft / 110.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(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). © nche.com 2024. Produced for Charters Estate Agents Limited. REF: 1104888



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

- Three bedrooms
- Bathroom and en-suite shower room
- Open plan kitchen/dining room
- Conservatory with log burner
- Garage and driveway with EV charging point
- Immaculate throughout
- Popular location

LOCAL AUTHORITY

Guildford Borough Council
Council Tax Band E

GUIDE PRICE

Asking Price £485,000

TENURE

Freehold

Annual Estate Service Charge: £154.85

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.