



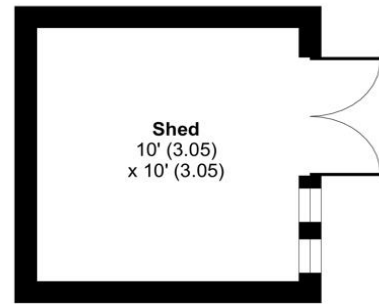


ACCOMMODATION

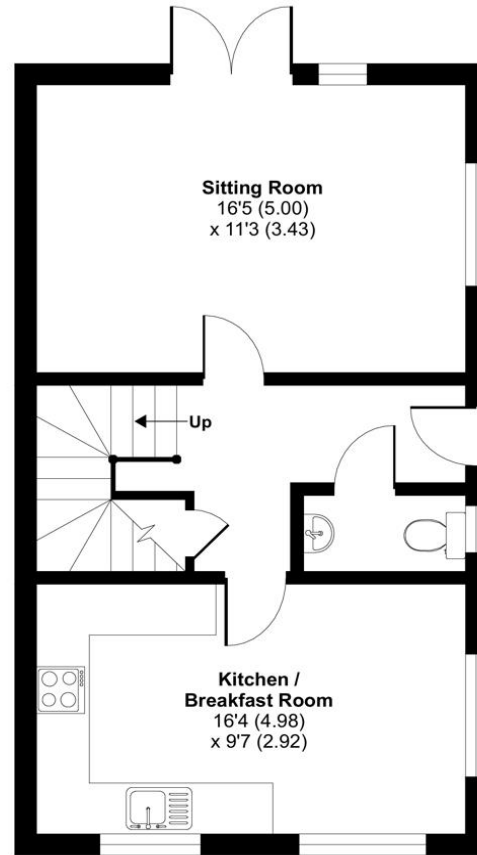
Constructed by Bewley Homes is the beautifully presented detached property situated within the popular Ash Lodge Park in Ash. The property has a lovely view and offers plenty of walks locally. Upon entering the property, you are greeted by a bright and airy entrance hall, with under stairs storage space and a convenient downstairs cloakroom, leading through to the modern kitchen/breakfast room, which offers a double aspect as well as a range of integrated appliances. The spacious sitting room is located at the back of the property, also offering a double aspect with French doors leading out to the rear garden. Upstairs on the first floor is the principal bedroom with an en-suite shower room and fitted wardrobes, as well as two further bedrooms and a family bathroom. Externally to the front there is driveway parking for two cars and access to the garden via a side gate. The private rear garden is fully enclosed by wooden fencing with a large patio area with the rest of the garden been laid mainly to lawn.



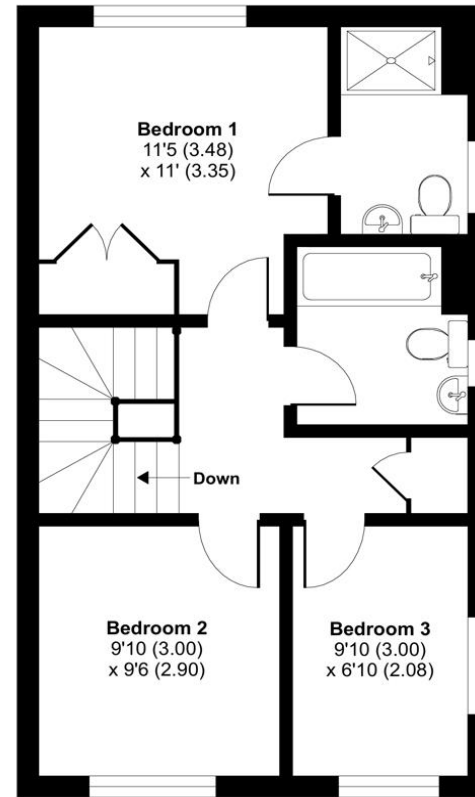
Approximate Area = 964 sq ft / 89.6 sq m
 Outbuilding = 100 sq ft / 9.3 sq m
 Total = 1064 sq ft / 98.8 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(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/checom 2024. Produced for Charters Estate Agents Limited. REF: 1108559



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

- No forward chain
- Three-bedroom family home
- Close to countryside walks
- Kitchen/dining room
- Separate sitting room
- En-suite shower room and family bathroom
- Private rear garden
- Driveway parking

LOCAL AUTHORITY

Guildford Borough Council
Council Tax Band: E

GUIDE PRICE

Asking Price £499,950

TENURE

Freehold

SERVICES

Mains Gas, Electricity, Water and Drainage