



Two Bedroom Terraced House

Colne Way, Ash, Surrey, GU12 6LZ

Offers in excess of: £340,000

- Two Double Bedrooms
- Modern Terraced Home
- Refitted Kitchen and Bathroom
- Front and Westerly Facing Rear Garden
- Garage at Bottom of Garden
- Tucked Away Location
- Close to Ash Train Station
- EPC: C (72)



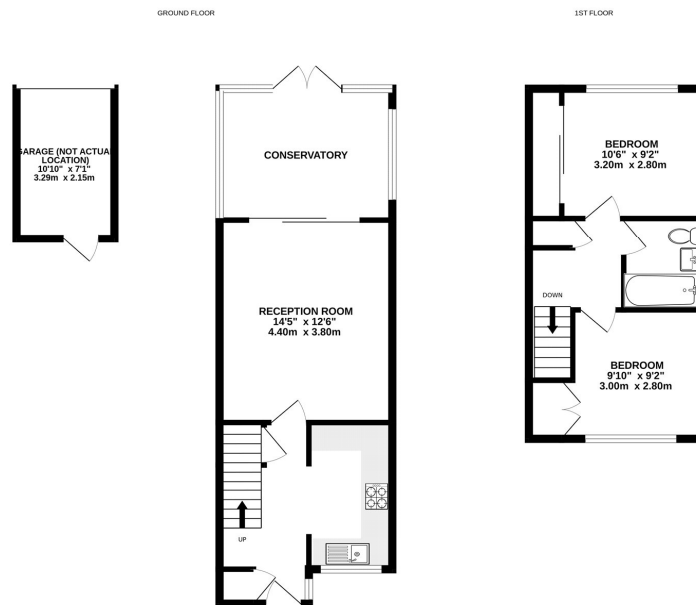
Description

A superb two double bedroom home which is presented to the market in exceptional condition throughout. The property is located in a lovely tucked away spot on the extremely popular Ashley Park, right in the heart of Ash Village. Boasting a useful, enclosed porchway, a modern refitted kitchen and bathroom - the décor is superb throughout. As well as offering a useful conservatory giving you the bonus of two separate reception areas, there is a smashing, landscaped rear garden which faces west and provides direct access into the useful garage. This location is ideal for people who love the outdoors, as the disused railway track is very close by with wonderful walks. Ash train station is less than a mile away and the extremely popular village schools including Ash Grange and Ash Manor senior school are nearby - as is the popular gym. Houses of this quality rarely stay on the market long and we urge you to book in early to avoid missing out.

Outside

To the front is a generous garden space which is mainly laid to lawn and, due to the private position of the property, the current owners use in the same way as a back garden! To the rear, the landscaped westerly-facing garden enjoys lots of lovely direct sunshine! There is a section of high-quality artificial lawn and a superb, raised patio area which is absolutely perfect for outside entertaining. At the bottom of the garden there is a door which gives direct access into the garage - which itself is fitted out with kitchen units. Both gardens are fully enclosed by smart wood panel fencing.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.
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To arrange a viewing please contact:

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