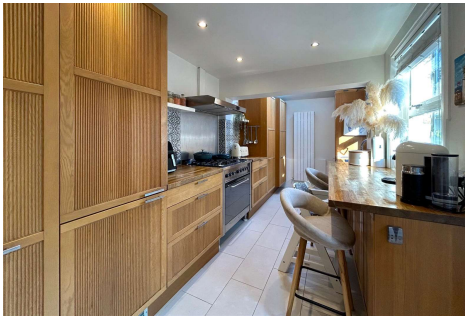


## Two Bedroom Semi-Detached House

Shawfield Road, Ash, Surrey, GU12 6QX

Offers in excess of: £425,000

- Semi Detached Cottage
- Two Double Bedrooms
- Open Fireplace
- Four Piece Bathroom
- Planning Permission Granted
- Enclosed Rear Garden
- Driveway Parking
- EPC: D (58)



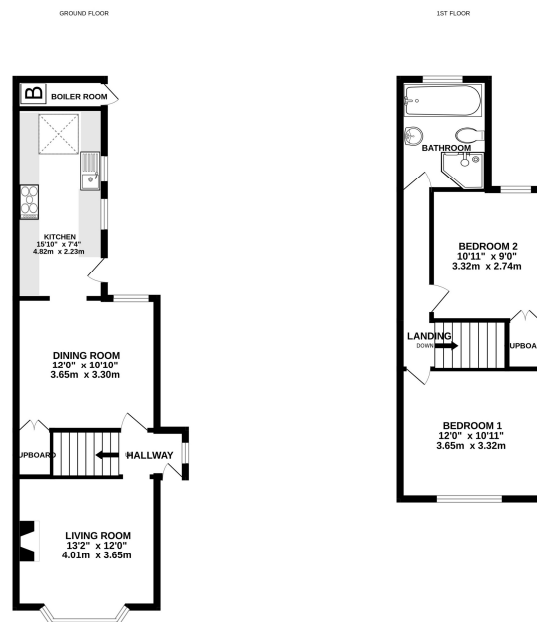
## Description

A beautiful two double bedroom Victorian semi-detached home which is presented in immaculate condition throughout. The current owners have kept many character features, which include a working open fireplace and a bay window in the cosy living room. There are two double bedrooms and a stunning landscaped rear garden, with a paved patio area which is perfect for alfresco dining. There is also planning permission already granted for a two storey extension. Boasting off road parking for two vehicles and double glazing throughout, plus a stunning four-piece bathroom upstairs and high-quality wood flooring on the ground floor. This character house is one not to be missed! Located within walking distance to local parks, shops, Walsh Infant and Junior School and The Greyhound pub. It is only a short drive to Ash Wharf shops and Ash train station, and commuting is made even easier with the A331 and A3 close by. Call us today to come and take a look!

## Outside

Outside to the front is a driveway, which is mainly laid to shingle and offers parking for two vehicles, leading up to a wooden gate giving side access. To the rear is a beautiful landscaped rear garden which faces South East and enjoys lots of direct sunshine. With a wonderful patio area accessed directly from the kitchen, offering a perfect spot for outside entertaining. This leads onto a large section of well kept lawn, and at the bottom of the garden is a hardstanding where the current owners have a shed. The garden offers an array of mature plants, trees and shrubs, and is enclosed by well kept wooden fencing.

## Floorplan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission of this information. The data in this document is for information only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.  
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To arrange a viewing please contact:

Tel: 01252 361550

Email: [info@bridges.co.uk](mailto:info@bridges.co.uk)

Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.