



## Two Bedroom Semi-Detached Apartment

**Lysons Avenue, Ash Vale, Surrey, GU12 5QF**

Offers in excess of: £300,000

- Two Bedrooms
- First Floor Maisonette
- Joint Freehold
- Four Piece Bathroom
- Private Garden
- Driveway Parking
- Walking Distance to Ash Vale Train Station
- EPC: E (53)





## Description

An exceptional, and very rarely available, two double bedroom Victorian first floor maisonette - which is offered with a joint freehold. This beautiful home has its own front door and an impressive entrance hall, which then leads to the stairs up to the spacious living accommodation. There is also the ingenious addition of the loft space being converted, whilst still retaining generous loft storage, to create a truly wonderful home for this price bracket. There is a beautiful refitted kitchen and a huge modern four-piece bathroom. Also on the first floor is the generous living room and a large double bedroom, all with high ceilings giving a feeling of space and light. There is then another set of stairs leading up to the main bedroom. With driveway parking and a very large private garden at the back of the property, there is so much to offer. Located in a prime spot which is just yards away from Ash Vale mainline train station, as well as a short walk to North Camp train station. Right on the doorstep is the beautiful Basingstoke Canal, alongside the incredible Ash Ranges - with 1000's of acres of Heathland which are perfect for walks, mountain biking and outdoor pursuits. This absolute one-off needs to be seen to fully appreciate all it has to offer.

## Outside

To front of the property is driveway parking for two vehicles. There is a pathway which leads down the side of the property directly to the landscaped rear garden. Boasting a generous patio area, which is ideal for entertaining friends and family. This leads onto a section of well-kept lawn and at the bottom of the garden is a section laid to wood chipping, with a summerhouse and a shed. There is a smart array of mature plants, trees and shrubs all 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 mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, specifications and details shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Hextree CS204



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