



Four Bedroom Detached House Church Path, Ash Vale, Surrey, GU12 5BG

Price: £575,000 *Freehold*

- Four Bedrooms
- Complete Chain
- Garage
- Two Bathrooms
- Detached
- Non Estate Location
- Within Walking Distance to Village Centre
- EPC: D (62)



Description

This spacious detached four bedroom home is situated in a popular, quiet non estate location - being set within walking distance of the village centre, local amenities, Basingstoke Canal and Ash Common. The property offers plenty of driveway parking to the front, as well as a garage at the rear with lovely garden and side access. Downstairs boasts a generously sized living room, with a feature fireplace and a kitchen/dining room - alongside two bedrooms, a toilet and a shower room. Upstairs benefits from two large bedrooms with ample storage, and a family bathroom suite. The property has been beautifully cared for by the current owners, including having triple glazing installed throughout the property, as well as extending the kitchen to have a lovely dining space. The property is being sold with the benefit of a complete chain above and we highly recommend a viewing to appreciate what the property has to offer.

Outside

Outside boasts parking for a number of vehicles and a private enclosed low maintenance rear garden, along with a garage.

Floorplan



Kilberry Church Path, Ash Vale, GU12

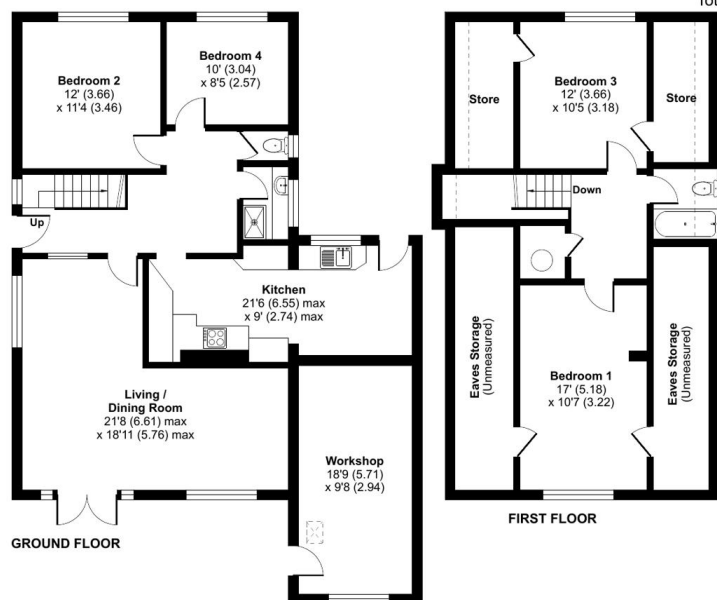
Approximate Area = 1467 sq ft / 136.3 sq m

Limited Use Area(s) = 44 sq ft / 4.1 sq m

Outbuilding = 175 sq ft / 16.2 sq m

Total = 1686 sq ft / 156.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bridges Estate Agents. REF: 1254038

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TO ARRANGE A VIEWING PLEASE CONTACT:
Tel: **01252 361550** or Email: **info@bridges.co.uk**



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