



## Two Bedroom Terraced House

**Elizabeth Bree Close, Ash, Surrey, GU12 6FR**

Offers in Excess of: £375,000

- Two Bedrooms
- En Suite
- Downstairs Cloakroom
- Immaculate Condition
- Built in 2020
- Parking
- Quiet Location
- EPC: B (84)



## Description

This stunning two bedroom house is located in a quiet cul-de-sac in Ash and was built in 2020, currently in immaculate condition throughout. The property still has over five years remaining of its ten year NHBC guarantee and is finished to very high standard. This home is situated in one of the best places within the development fronting onto greenery. The ground floor comprises a spacious entrance hall, a cloakroom, kitchen with integrated SMEG appliances (including fridge/freezer, dishwasher and washing machines), and to the rear of the ground floor you will find the living/dining room which is the ideal space to entertain friends and family. The first floor comprises two generous double bedrooms with the main bedroom benefitting from built-in wardrobe space and an en suite. The three piece family bathroom is in between the double bedrooms. Conveniently, a loft ladder has been installed with a substantial section of the loft space boarded out providing ample additional storage space. The property is within walking distance of Ash train station, Ash Manor school, and is also only a short walk to the local amenities. This home simply must be seen so please call to book your viewing today!

## Outside

To the front of the property, you have allocated parking for one vehicle along with visitor parking bays and plenty of on street parking. To the rear you have a low maintenance garden that is mainly laid to lawn but also plenty of patio area. The current owners have also added an outbuilding with full electrics, which could be used as one of many things including a summer house or even a home office.

## Floorplan

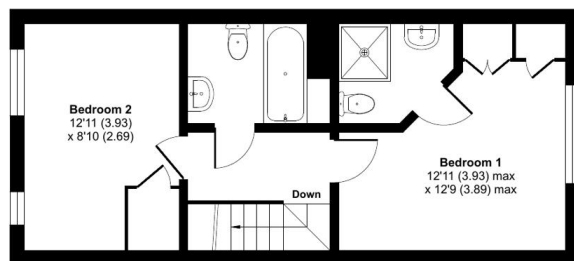
### Elizabeth Bree Close, Ash, GU12

Approximate Area = 796 sq ft / 73.9 sq m

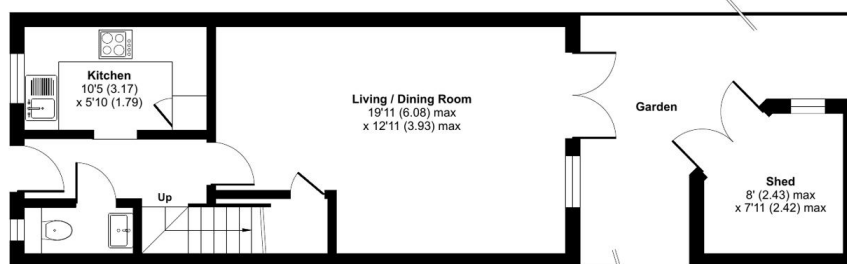
Garage = 56 sq ft / 5.2 sq m

Total = 852 sq ft / 79.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bridges Estate Agents. REF: 1250300

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



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