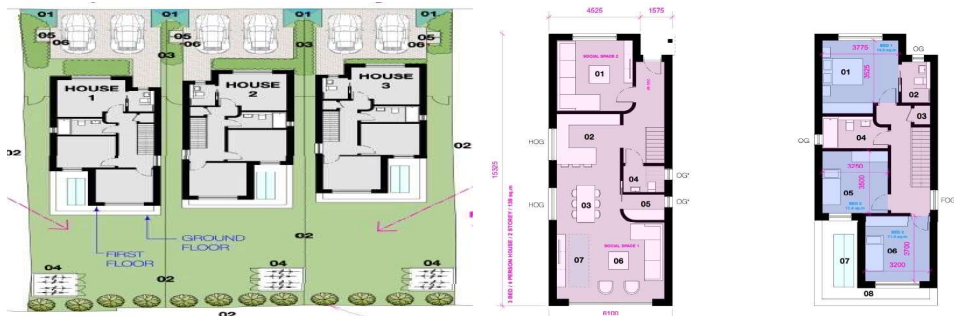


## Three Bedroom Land

**Alexandra Road, Ash, Surrey, GU12 6PJ**

Guide Price: £775,000

- Development Opportunity
- Planning Permission Granted
- Three Brand New Homes
- South Facing 0.2 Acre Plot
- Sought After Road
- Close to Ash Train Station
- EPC: E (39)
- Council Tax Band: E



## Description

DEVELOPMENT OPPORTUNITY! Sat on a south facing plot, located on 0.2 acres in one of Ash's most sought after no through roads. Full planning permission is granted, Guildford Planning Ref: 22/P/01847 | Construction of three detached houses, following demolition of the existing building.

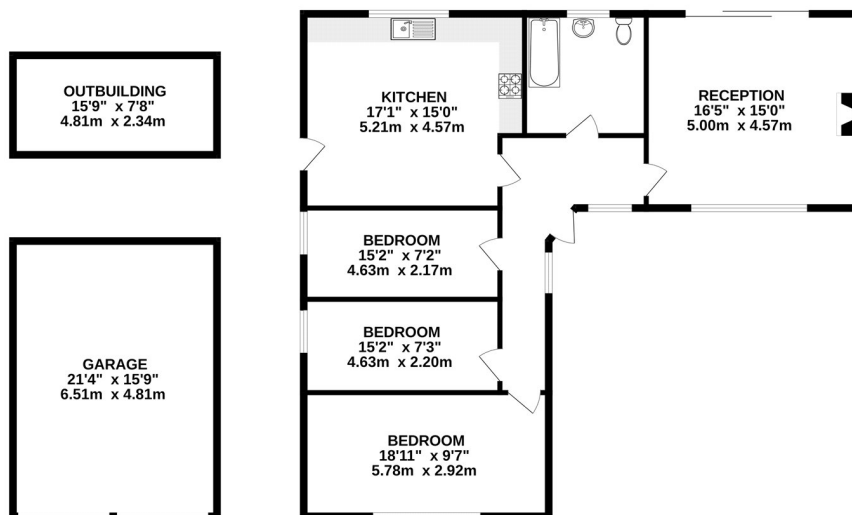
This is a sought after location situated in a no through road, you are also close to the major road network and just a short walk from Ash train station.

## Outside

To the front is a generous garden area with a driveway to the right hand side, leading to the detached garage. To the rear is a substantial garden, mainly laid to lawn and facing south - enjoying lots of direct sunshine.

## Floorplan

### GROUND FLOOR



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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TO ARRANGE A VIEWING PLEASE CONTACT:  
Tel: **01252 361550** or Email: **info@bridges.co.uk**



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