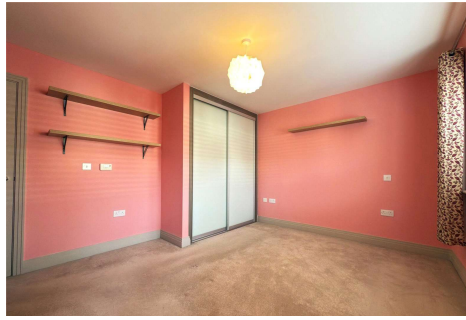


Three Bedroom Detached House

Warren Nurseries Road, Ash Green, Surrey, GU12 6GX

Offers in excess of: £525,000

- Three Double Bedrooms
- Executive Detached Home
- Stunning Kitchen/Diner
- South Westerly Facing Garden
- Luxury En Suite to Main Bedroom
- Driveway Parking and EV Charging Point
- Close to Ash Train Station
- EPC: B (89)



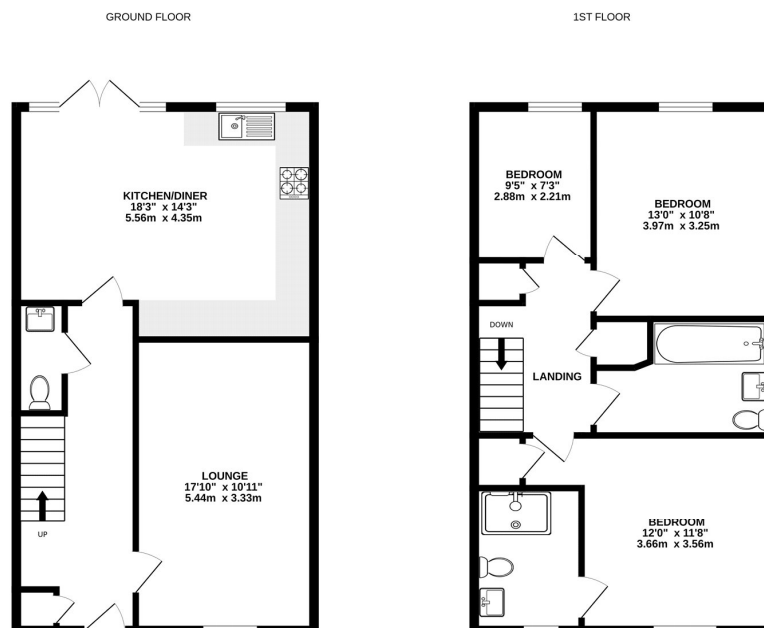
Description

Being sold with no onward chain complications, this impressive three double bedroom, executive family home set in a highly sought after exclusive small development in the semi rural, desirable village of Ash Green. Having been built approximately three years ago to an extremely high specification, the property boasts comfortable, modern living space for discerning buyers. Boasting a stunning kitchen/diner running across the entire rear of the property - which overlooks the beautiful, landscaped south westerly facing rear garden, providing a wonderful place for entertaining. There is a generous living room to the front and a handy downstairs cloakroom. Upstairs are three generous double bedrooms, with a high quality en suite bathroom complementing the main suite - alongside a luxury family bathroom. Benefitting from driveway parking and 1kwh solar panels. This beautiful semi rural location is just yards away from the Ash Green Meadows, an area of outstanding natural beauty with wonderful walks and wildlife. Guildford is just a short drive away and Ash Train Station is within walking distance. Call us today to come and take a look!

Outside

To the front is a well kept area of garden and a smart block paved driveway, with a handy EV charger on the side of the property. To the rear is a beautiful, landscaped rear garden which has been upgraded by the current owners. Facing south westerly, there is lots of lovely direct sunshine to be enjoyed. There is an impressive patio area accessed directly from the kitchen/diner, providing a perfect place for entertaining. This leads onto a section of well kept lawn surrounded by raised beds, boasting a mixture of ornamental dwarf walls and raised timber sleepers. At the bottom of the garden is a raised section which is home to the high quality garden shed and greenhouse, which will be included. 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 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.
Made with Hometeam 12/2014



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.