

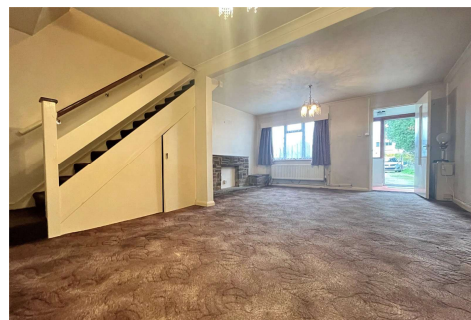
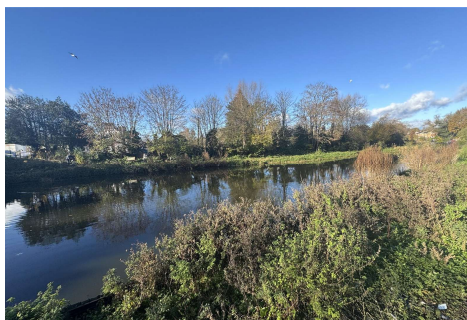
## Three Bedroom Semi-Detached House

**Vale Road, Ash Vale, Surrey, GU12 5HS**

Offers in excess of: £375,000

- Three Bedrooms
- Semi Detached Family Home
- Scope for Extension/Improvement
- Driveway and Garage
- Access onto Basingstoke Canal
- Generous Rear Garden
- Close to Ash Vale Train Station
- EPC: D (63)





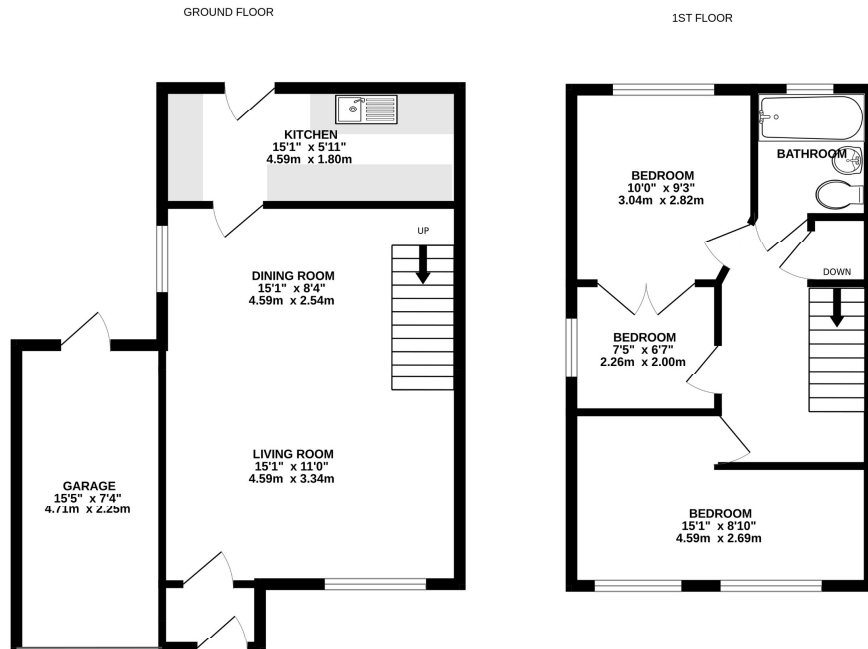
## Description

Do You LOVE the Basingstoke Canal? If you do, then this three bedroom, semi-detached house is the one for you. Being sold with no onward chain and giving buyers the opportunity to create their own dream home, with direct access onto the towpath of the canal. Located in a set back position on the sought after Vale road, within walking distance of the village centre, the shops, the café and bakery. With two reception areas, the kitchen at the back of the house and a garage to the side. These great houses lend themselves to extension and improvement, subject to the usual consents. This amazing location is also close to the Ash Ranges, with 1000s of acres of open heathland - as well as the sought after Holly Lodge primary school, which has academy status. Ash Vale train station is also at the end of the road. Opportunities like this are not around long so give us a call today to come and take a look!

## Outside

Facing west and set back from the road, with an in-and-out lane that gives access into the driveway for the property - which is mainly laid to tarmac and leads up to the garage. There is also a section of well-kept lawn. To the rear is the generous garden which faces east and enjoys lovely direct sunshine. With a patio area ideal for outside entertaining located directly from the back of the house, there is also space to the side and access into the back of the garage. This would be the ideal place to consider extending, subject to the usual consents. With a section of lawn and mature plants, trees, and shrubs. At the bottom of the garden is the access onto the Basingstoke Canal towpath.

## 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.  
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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.