

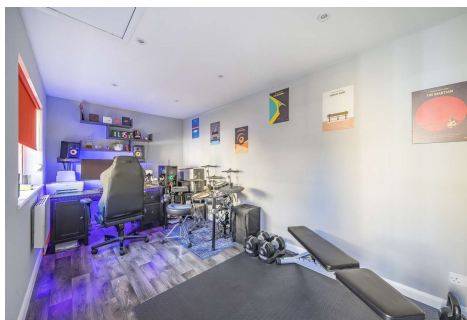


## Three Bedroom Semi-Detached House

**Gloster Close, Ash Vale, Surrey, GU12 5SS**

Offers in excess of: £425,000

- Three Bedrooms
- Semi Detached
- Outbuilding with Heating and Insulation
- Sought After Location
- Well Presented Throughout
- Driveway Parking
- Refitted Kitchen
- EPC: C (72)



## Description

Offered to the market in fantastic condition throughout is this three bedroom semi detached home, located on the ever so popular Old Farm Place development. Downstairs the property boasts a cloakroom and a spacious lounge - alongside a refitted kitchen/breakfast room, with French doors leading out onto the rear garden. Upstairs are three bedrooms and a family bathroom. The current owners have improved the property throughout, but the main upgrade is the converted garage. This space is now a fantastic usable room with insulation, big window and heating to create a space perfect for someone looking to work from home or as a gym. The property also benefits from a brand new boiler. This house is situated within a great location, being close to all local amenities, well regarded schools such as Holly Lodge primary and Ash Vale train station is just a short walk away. Viewings are highly recommended and strictly by appointment only.

## Outside

Externally there is a driveway to the rear for two vehicles, plus an additional allocated space - as well as ample road parking on the cul-de-sac. The rear garden is mainly laid to lawn with direct access into the garage conversion.

## Floorplan

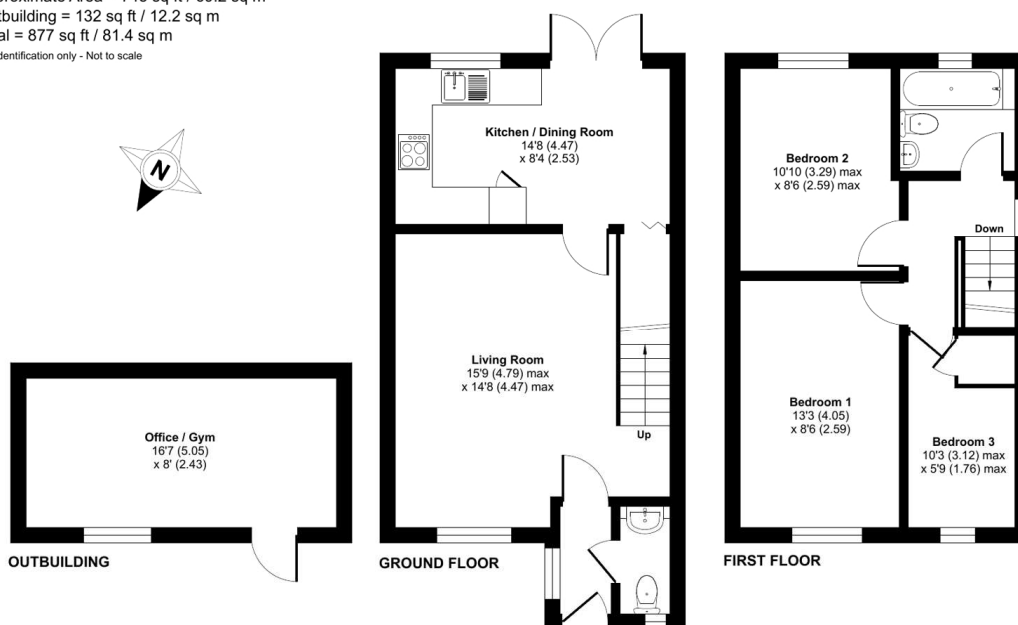
### Gloster Close, Ash Vale, GU12

Approximate Area = 745 sq ft / 69.2 sq m

Outbuilding = 132 sq ft / 12.2 sq m

Total = 877 sq ft / 81.4 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). © nrichcom 2025. Produced for Bridges Estate Agents. REF: 1252868

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



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