

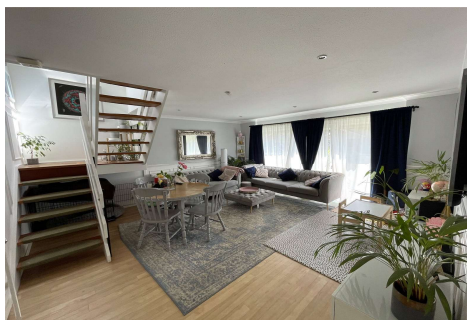
## Four Bedroom Detached House

### Old Cross Tree Way, Ash Green, GU12 6HT

Price: £650,000

- Four Double Bedrooms
- Downstairs Shower Room
- Generous Size Garden
- Spacious Kitchen/Diner
- Driveway
- Integral Garage
- Popular and Quiet No Through Road Location
- EPC: C (69)





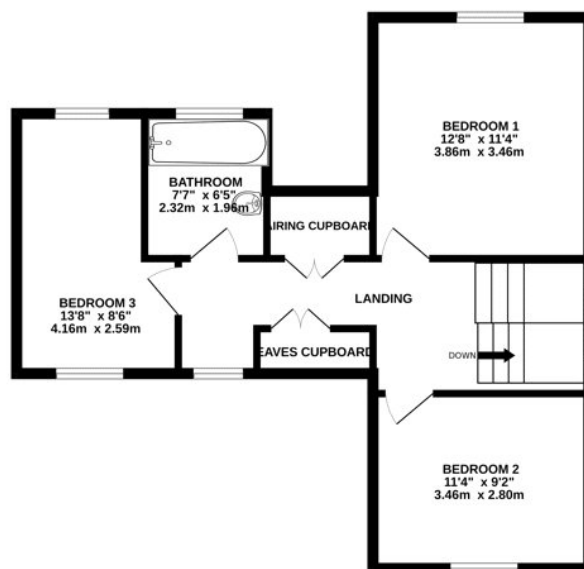
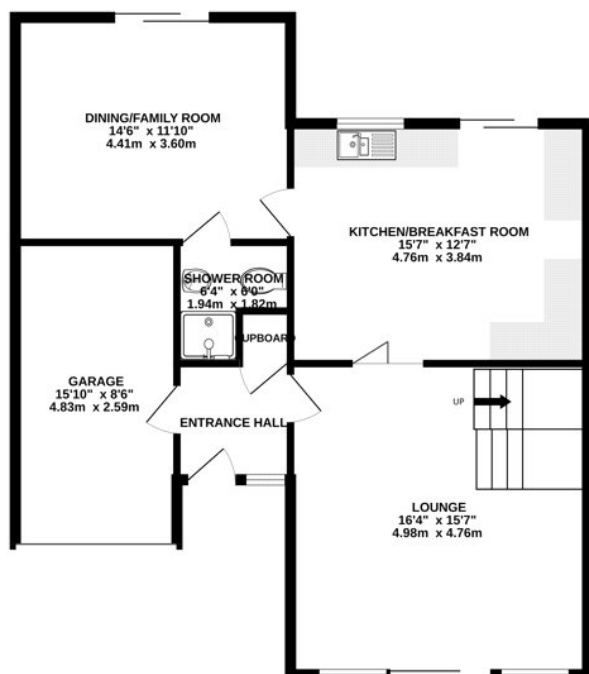
## Description

Situated in a quiet and popular village of Ash Green, and within walking distance to Ash train station, this well presented and extended family home also benefits from a large driveway, integral garage and large rear garden. Downstairs boasts a generous size kitchen/diner with a breakfast bar - as well as plenty of worktop and cupboard space. You will also find a spacious open plan living room, with sliding doors which open up onto the front garden - alongside a fourth bedroom with en suite shower room which can also serve as a second reception room with sliding doors which open up onto the back garden. The entrance hall boasts built in storage and has a door leading into the integral garage. Upstairs boasts three double bedrooms, a family bathroom suite and built in storage cupboards. The property has a new combi boiler installed with a 10 year warranty and additional storage in a generous loft. The property is situated within easy distance of the A31, A331 and Ash train station. It is also very short walk to the popular Christmas Pie trail, great for hiking and cycling.

## Outside

To the front of the property is an area of laid to lawn, driveway parking for multiple vehicles and access to an integral garage. Outside to the rear boasts a generously sized beautiful garden, with a patio area and a features mature trees and shrubs.

## Floorplan



TO ARRANGE A VIEWING PLEASE CONTACT:  
Tel: 01252 361550 or Email: [info@bridges.co.uk](mailto:info@bridges.co.uk)



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