



## Four Bedroom End of Terrace House

**Barnsley Close, Ash Vale, Surrey, GU12 5RH**

Offers in excess of: £450,000

- Four Double Bedrooms
- End of Terrace Family Home
- Two Generous Reception Spaces
- Modern Kitchen/Breakfast Room
- Front and Rear Gardens
- Private Road Location
- Close to Mytchett Lake
- EPC: C (72)





## Description

Nestled in a leafy private no through road of just twenty houses you will find this incredibly spacious four double bedroom family home which is surrounded by mature woodland and right next to the stunning Mytchett Lake. Presented in immaculate condition throughout with two generous reception rooms and a modern kitchen/breakfast room, handy downstairs cloakroom and utility space. Upstairs are the four double bedrooms and a modern family bathroom. Benefitting from landscaped front and rear gardens and a useful garage at the bottom of the garden. This unique location offers so much for people who love the outdoors with woodland walks, the Basingstoke Canal Centre / and The Ash Ranges with 1000's of acres of open heathland right on your doorstep! Tomlinscote School and Mytchett Primary School are also within easy reach as are Ash Vale train station, the A331 and the M3! Don't miss out on this absolute GEM of a house.

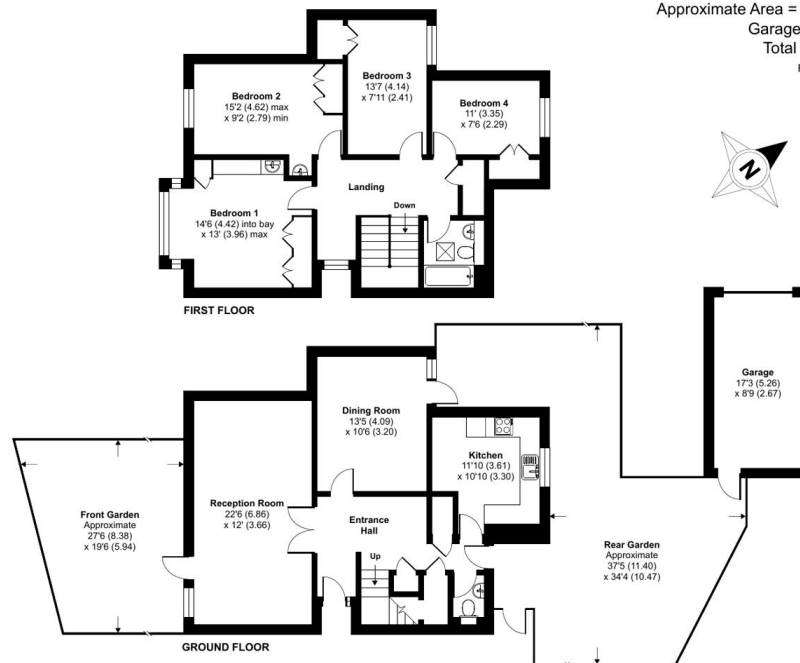
## Outside

To the front is a generous garden space that is mainly laid to lawn and also a cracking patio area which is ideal for relaxing and enjoying a glass of wine in the evening. This unique location is so peaceful and quiet, the option of using both garden spaces is a massive bonus and the front garden is fully enclosed by smart picket fencing. To the rear is a generous garden space which has been skilfully landscaped and boasts a generous raised patio space which is a perfect place for outside entertaining this leads into a section of well kept lawn and rear access into the garage, all enclosed by smart fencing.

## Floorplan

### Barnsley Close, Ash Vale, GU12

Approximate Area = 1526 sq ft / 141.8 sq m  
 Garage = 153 sq ft / 14.2 sq m  
 Total = 1679 sq ft / 156 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). © nitchecom 2024. Produced for Bridges Estate Agents. REF: 1214264



TO ARRANGE A VIEWING PLEASE CONTACT:  
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