

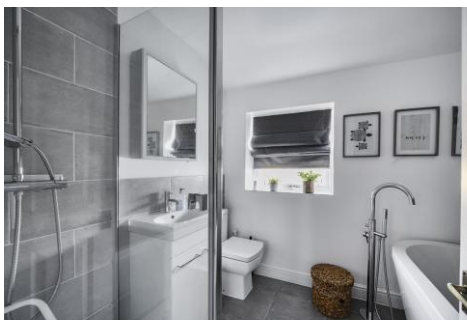


Three Bedroom Semi-Detached House

Guildford Road, Ash, Surrey, GU12 6DE

Price: £415,000

- Three Bedrooms
- South Facing Garden
- Driveway
- Triple Glazing
- Wood Burner
- New Kitchen and Bathroom
- High Quality Finish
- EPC: TBC



Description

This three bedroom semi-detached home is offered to the market in beautiful condition throughout. The property is brilliantly positioned with a south facing plot overlooking paddocks and is within easy walking distance of Ash train station and the popular Ash Ranges. The property has been fully renovated by the current owners to a very high standard throughout and offers a brand new kitchen and four piece bathroom, as well as a lovely woodburner in the living room. The kitchen offers high specification integrated appliances plus a new boiler. When entering the property, you are greeted with a bright and airy dining room, with the living room to the front of the property and the kitchen and bathroom to the rear. Upstairs there are two double bedrooms, plus a third bedroom/study off the second bedroom which would be perfect as a children's bedroom or study. The property also benefits from triple glazing, plus smart shutters to the front and side of the house. It is simply a must see home, so please call us to book your viewing today!

Outside

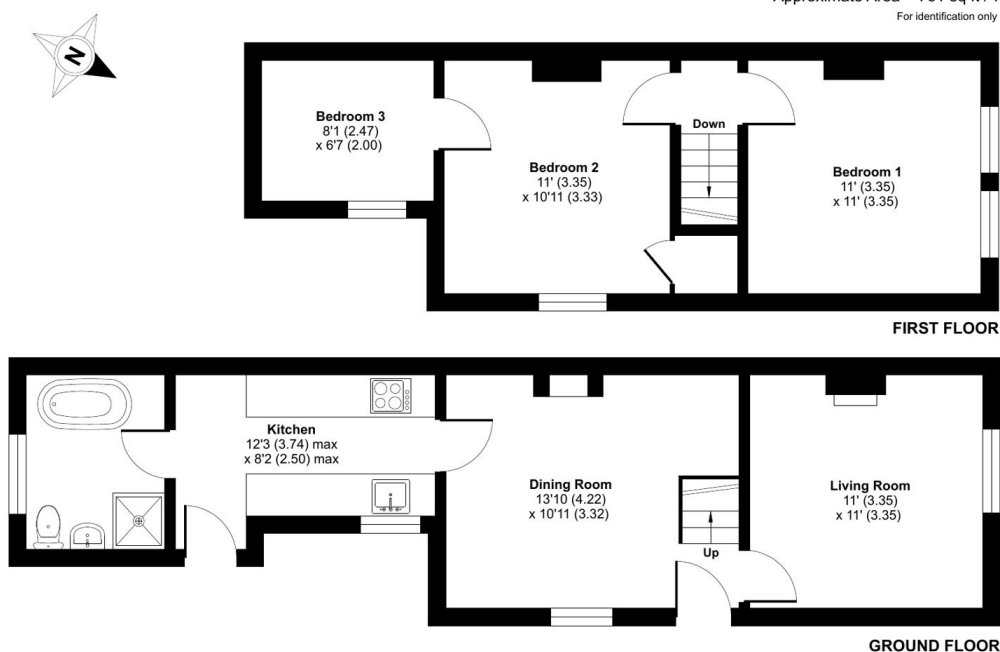
The rear garden is south facing offering brilliant views over Normandy paddocks and farmland and has had new wooden decking fitted. The driveway to the front offers private parking for multiple vehicles.

Floorplan

Guildford Road, Ash, GU12

Approximate Area = 761 sq ft / 70.6 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). © nitchcom 2025. Produced for Bridges Estate Agents. REF: 1272108

Bridges
Estate Agents

Bridges

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.