



## Three Bedroom Detached House

**Old Cross Tree Way, Ash Green, Surrey, GU12 6HT**

**Price: £600,000**

- Three Double Bedrooms
- No Chain
- Integral Garage
- Detached Family Home in Sought After Location
- Downstairs and Upstairs Bathroom Suites
- Driveway for Multiple Vehicles
- Plenty of Scope to Extend
- EPC: D (65)



## Description

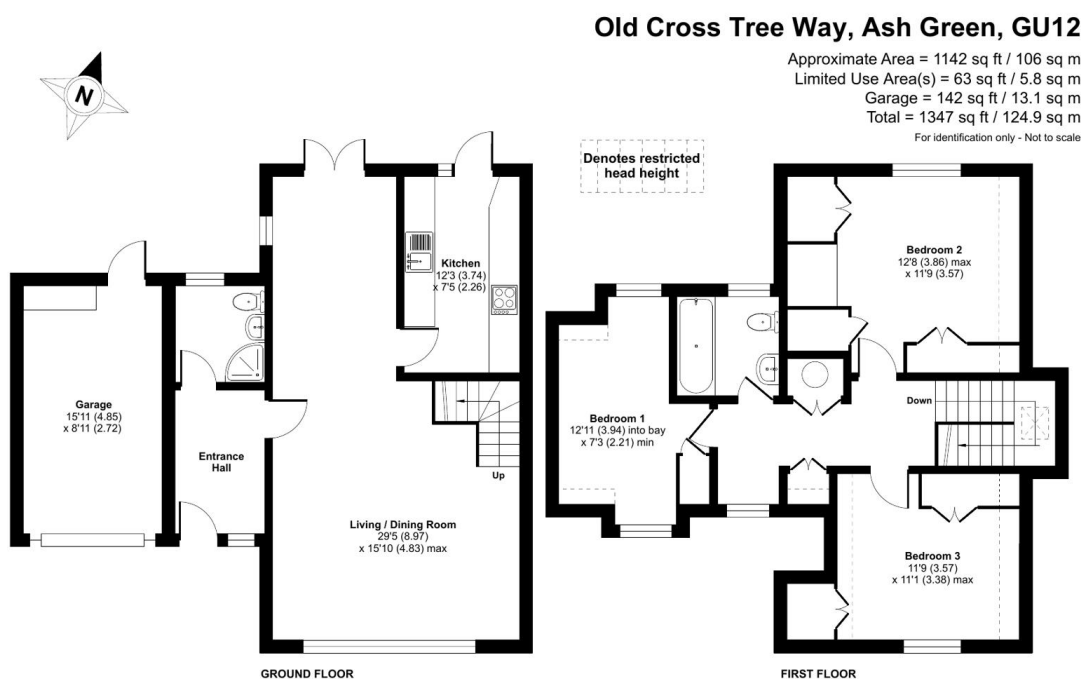
Situated in a quiet, no through road location in the popular village of Ash Green, and within walking distance to Ash train station, is this well presented family home. Offered to the market with no onward chain, this house benefits from a large driveway, integral garage and beautiful rear garden. There is also plenty of scope to extend the property, subject to the usual planning consents. Downstairs boasts a generous sized living area, plus dining room and kitchen - with plenty of worktop and cupboard space. The entrance hall is brilliantly spacious, with a door leading into the integral garage, plus a downstairs shower room. Upstairs boasts three double bedrooms, a family bathroom suite and built in storage cupboards. 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. Please call us to book your viewing!

## Outside

Externally, to the front offers plenty of driveway parking with access to the garage, along with lovely lawn. There is side access to the rear garden which has a smart patio area plus well cared for lawn.

To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy.

## Floorplan



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: 1295178

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



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