

Three Bedroom Semi-Detached House

Derry Close, Ash Vale, Surrey, GU12 5SR

Price: £425,000

- Three Bedrooms
- Semi-Detached Family Home
- Beautiful Presentation Throughout
- Kitchen/Dining Room
- Brick Built Conservatory
- Driveway Parking and Garage
- Close to Ash Vale Mainline Train Station
- EPC: D (66)



Description

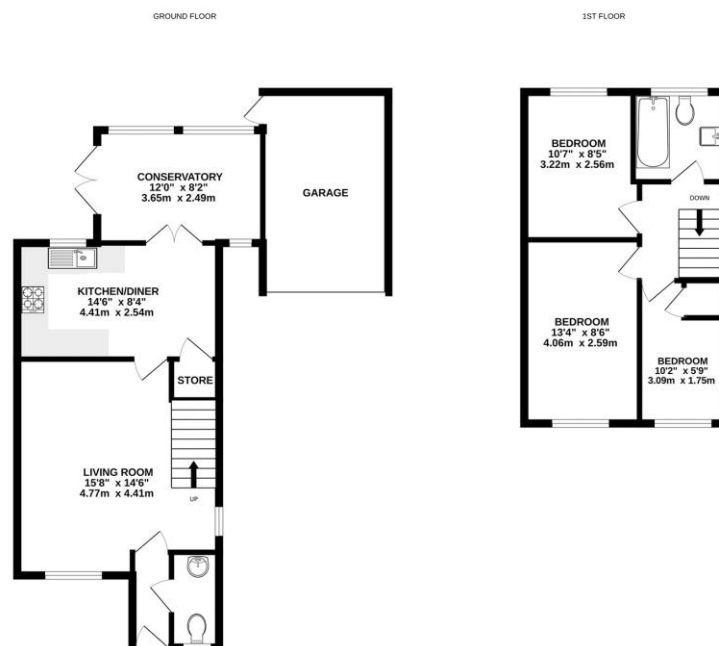
A stunning three bedroom semi-detached family home which is presented in immaculate condition throughout and is located in a tucked away position on the extremely popular Old Farm Development in Ash Vale. This amazing home has a spacious living room, with a feature fireplace, and a modern kitchen/dining room which flows into the beautiful brick built conservatory - in turn overlooking the landscaped, south east facing rear garden. There is also a very useful cloakroom completing the downstairs accommodation. Upstairs are the three bedrooms and a refitted family bathroom. This great location is popular because it is close to Ash Vale mainline train station and all the highly regarded local schools including the sought after academy status Holly Lodge primary school. The picturesque nature reserve is also nearby. Houses of this exceptional quality rarely come to the market, and we urge you book in straight away to avoid disappointment.

Outside

To the front is a paved driveway which offers parking for multiple vehicles and leads directly to the garage. To the rear is the wonderful, landscaped garden which faces south east directions and enjoys lots of lovely direct sunshine. With a well kept section of lawn which extends behind the garage, there is a superb patio area located at the bottom of the garden, which is perfect for outside entertaining. With mature borders boasting an array of mature plants and shrubs the garden is fully enclosed by smart wood panel fencing.

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

Floorplan



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The intended appearance and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO ARRANGE A VIEWING PLEASE CONTACT:
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