



## Three Bedroom Detached House

**George Myers Close, Ash, Surrey, GU12 6FW**

Offers in excess of: £500,000

- Three Bedroom Detached Family Home
- Cloakroom Downstairs
- En Suite to Principal Bedroom
- Cul-de-Sac Location
- Landscaped Rear Garden
- Carport and Driveway
- Planning Approved for Loft Conversion
- EPC: B (83)



## Description

Situated in a popular new development in Ash is this beautifully presented three bedroom detached home on George Myers Close. Built just five years ago, the property has been tastefully updated by the current owners to include a host of high end features and modern touches throughout. The location is ideal for commuters and families, with Ash Train Station a short walk away and plenty of local schools nearby. Downstairs, the home boasts a welcoming hallway and a spacious living room with a bespoke media wall and newly fitted carpet - as well as a separate cloakroom. The open plan kitchen and dining area is ideal for both everyday living and entertaining, featuring integrated appliances such as a dishwasher and fridge freezer - as well as a filtered water tap and stylish finishes. Upstairs are three generously sized bedrooms, including a principal bedroom with an en suite shower room and a family bathroom. Notably, the home also benefits from approved planning permission to convert the large loft space into an impressive principal suite with an en suite - offering excellent potential for future expansion. This immaculate home is ideal for those seeking a modern, well maintained property with space to grow in a desirable residential location.

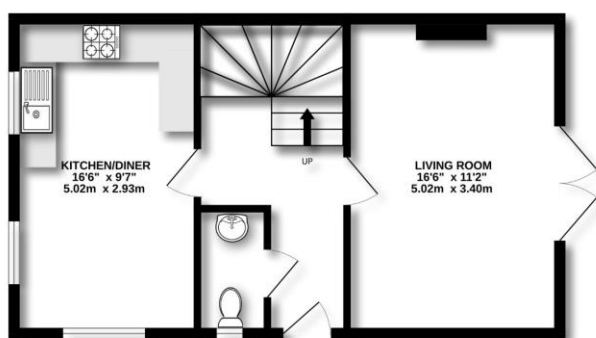
## Outside

Outside, the landscaped rear garden provides a low maintenance and attractive space for relaxing and entertaining, while a two car carport offers convenient covered parking.

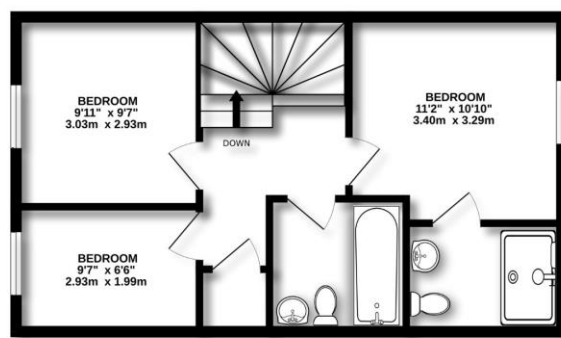
To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy.

## Floorplan

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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