



## Three Bedroom Semi-Detached House

**Longacre, Ash, Surrey, GU12 6RR**

**Price: £575,000**

- Three Bedroom Semi-Detached
- Two Reception Rooms
- Expansive Modern Kitchen with Skylight
- Downstairs Cloakroom
- Engineered Hardwood Flooring Throughout Downstairs
- Spacious Driveway
- Landscaped Rear Garden
- EPC: C (72)





## Description

Nestled in a sought-after enclave, this extended three-bedroom semi-detached home blends modern living with classic charm. A large front garden offers parking for three cars, with scope to expand.

Inside, a bright hallway with engineered hardwood flooring leads to a stylish bar area and a spacious lounge, complete with Victorian fireplace, contemporary log burner, and bi-fold doors opening to a pergola-covered patio for year-round outdoor living.

The showpiece kitchen features bespoke cabinetry, integrated appliances, marble worktops, herringbone flooring, and a ceiling lantern. A utility room and WC add convenience, while a second set of bi-fold doors reveal a landscaped garden with patio, lawn, and side access.

Upstairs, three generous bedrooms are served by a modern family bathroom with rainfall shower. Additional benefits include ample storage, a fully boarded loft (with extension potential, STPP), and high-quality finishes throughout.

This turnkey home is perfect for families, upsizers, or anyone who loves to entertain.

## Outside

The rear garden is a private haven, beautifully landscaped with new fencing, a smart paved patio, and steps up to a lawn framed by flower beds, with space for a shed or summer house. To the front, a neat lawn and driveway parking create a welcoming approach, with a pathway to the door and convenient side access through the lean-to to the rear garden — perfect for families, entertaining, or simply enjoying the outdoors.

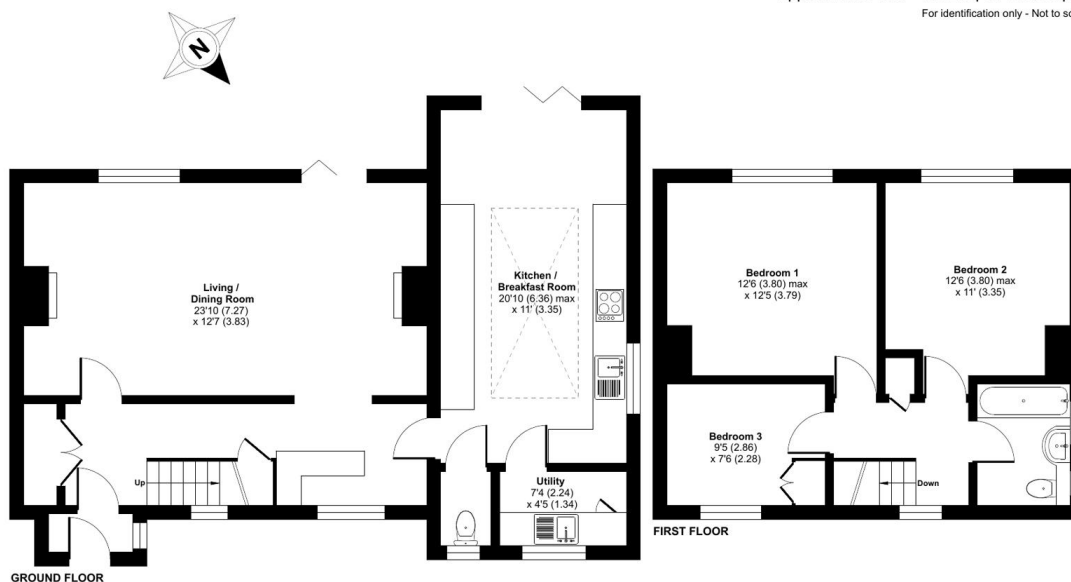
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## Floorplan

### Longacre, Ash, Surrey, GU12

Approximate Area = 1222 sq ft / 113.5 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: 1335748

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