



Four Bedroom Detached House

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

Price: £650,000

- Four Double Bedrooms
- Downstairs Shower Room
- Generous Size Garden
- Spacious Kitchen/Diner
- Driveway
- Integral Garage
- Popular and Quiet No Through Road Location
- EPC: C (69)



Description

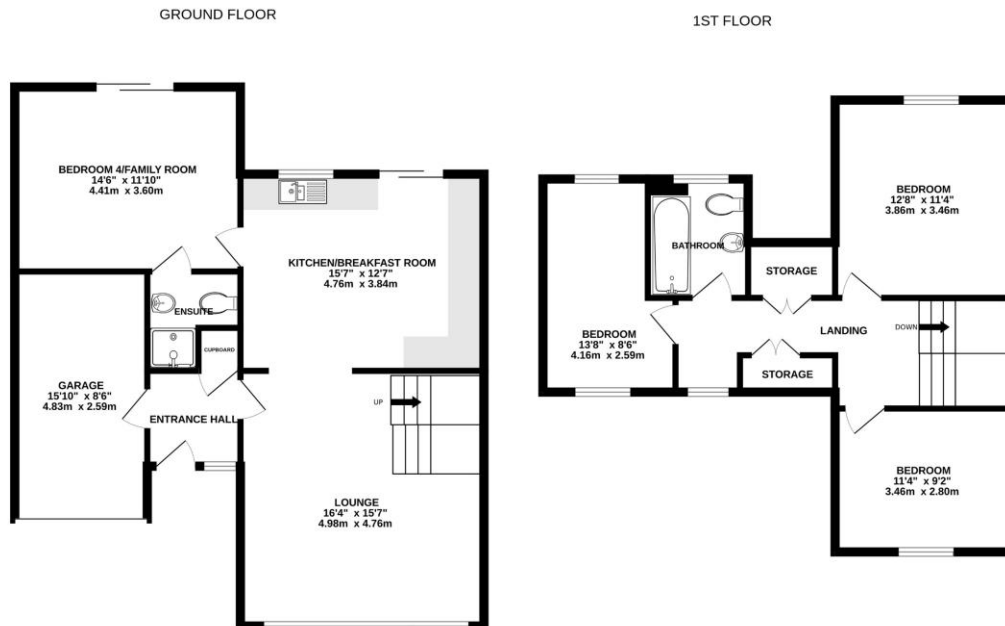
Located in the sought after village of Ash Green, within walking distance of Ash station, this extended family home offers a spacious driveway, integral garage, and generous rear garden. Downstairs features a spacious kitchen/diner with breakfast bar, an open-plan living room with sliding doors to the front garden, and a versatile fourth bedroom with en suite also ideal as a second reception room, with access to the rear garden. Upstairs offers three double bedrooms, a modern family bathroom, and built-in storage. Additional highlights include a new combi boiler with a 10-year warranty, loft storage, and excellent transport links via the A31 and A331. An on demand bus service is within walking distance, along with access to the scenic Christmas Pie trail.

Outside

To the front of the property is an area laid to lawn, driveway parking for multiple vehicles, and access to an integral garage. To the rear, a generously sized mature garden offers privacy and space ideal for growing vegetables. It is enclosed and laid to lawn, with mature trees and shrubs lining the borders. Additional features include a greenhouse with automated windows and multiple garden sheds.

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 floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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