



Four Bedroom Detached House

Horseshoe Lane, Ash Vale, Surrey, GU12 5LJ

Offers in Excess of: £900,000

- Four Bedrooms
- Double Garage
- Three Reception Rooms
- Canal Towpath Access Via Garden
- En Suite
- Driveway for Several Vehicles
- Kitchen/Diner
- EPC: D (55)



Description

****NO CHAIN**** Set within one of Ash Vale's most prestigious roads and offered to the market for the first time in 50 years is this splendid canal backing four-bedroom detached home.

The house boasts a bright and airy living room with double aspect windows, a separate study with pleasant views over the garden, a formal dining room, and a cloakroom. The ground floor also benefits from a spacious kitchen/diner with ample worktop and cupboard space, plus a side door leading directly into the garden.

Upstairs features four bedrooms, with the principal bedroom enjoying an en suite, alongside a family bathroom suite. Horseshoe Lane is a wonderful private road, located only a few minutes' walk from Ash Vale rail station, which offers direct access to London Waterloo in just 43 minutes. The house is also within close proximity to a Tesco Express, other local amenities, and local nursery, primary, and secondary schools. The road is further enhanced by its proximity to the Basingstoke Canal, the local canal centre, and Ash Centre, which boasts an array of shops and a beautiful area of woodland.

Outside

Outside boasts a private and enclosed rear garden, set on a plot of approximately 0.2 acre. In addition, it offers direct access to the canal towpath perfect for paddleboarding, kayaking, or simply enjoying beautiful walks along the water's edge.

The exterior also benefits from a well sized driveway providing parking for several vehicles, along with a double garage equipped with power and lighting.

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

Floorplan



Measurements are approximate. Not to scale. Illustrative purposes only.
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