

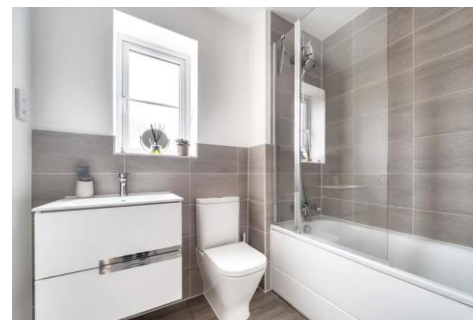


## Three Bedroom Semi-Detached House

**Colyer Way, Ash, Surrey, GU12 6GE**

Price: £535,000

- Three bedrooms plus study room
- Semi-Detached Home
- Built In 2022 With NHBC Warranty in Place
- Spacious Accommodation Over 1300 Sq Ft
- Popular Location on Ash Lodge Park
- En Suite
- Garage
- EPC: B (85)



## Description

Offered to the market in immaculate condition, this surprisingly spacious three bedroom plus study semi-detached home, arranged over three floors, is situated in a quiet residential area close to amenities and Ash Train Station. Constructed in 2022, the property offers a cloakroom, garage, and a kitchen/diner with double doors opening out onto the private garden on the ground floor. On the first floor there is a spacious lounge, bathroom, and a bedroom, and on the second floor there are two bedrooms plus study, including an en-suite to the main bedroom. The property also has over six years remaining on its NHBC warranty.

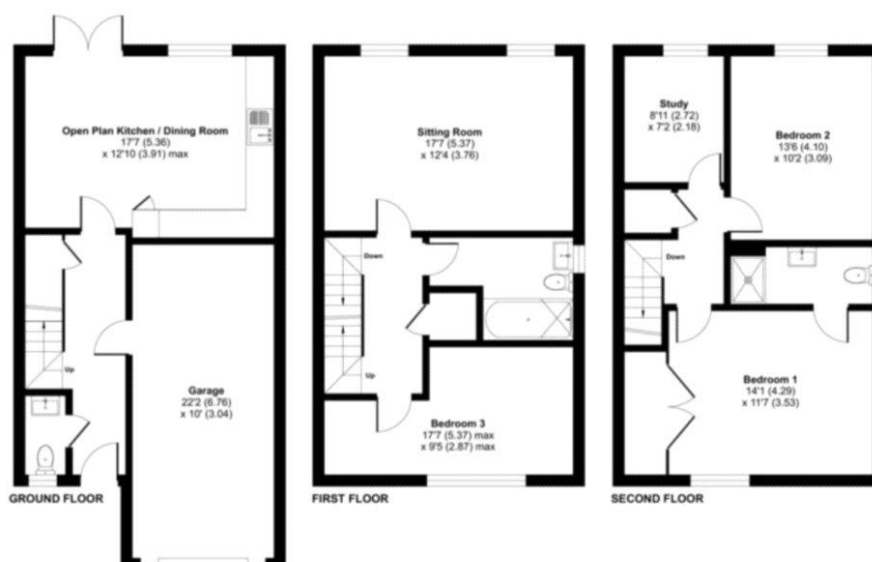
This property simply must be seen to be fully appreciated, so please call us today to book your appointment.

## Outside

To the front, there is driveway parking, along with side access to the garden. The rear garden is south facing and enjoys beautiful sunshine, with patio and lawn areas, all fully enclosed by wooden fencing.

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

## Floorplan



TO ARRANGE A VIEWING PLEASE CONTACT:  
Tel: **01252 361550** or Email: [info@bridges.co.uk](mailto:info@bridges.co.uk)



Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.