



## Three Bedroom Detached House

**Hawker Road, Ash Vale, Surrey, GU12 5SL**

Price: £475,000

- Three Bedrooms
- En Suite to Principal Bedroom
- Attached Garage and Driveway
- Cloakroom
- Refitted Kitchen
- South Facing Garden
- Early Viewing Recommended
- EPC: D (66)



## Description

Set on a peaceful corner plot within the ever-popular Old Farm Place development, this well presented detached home offers a rare blend of comfort, privacy, and modern upgrades. The property has been thoughtfully improved throughout, including a beautifully refitted kitchen. You will also find a breakfast room that overlooks the secluded south facing garden a perfect spot for morning coffee or relaxed dining. Recently redecorated, the interior feels bright and contemporary, complemented by a smartly updated bathroom suite. The spacious layout flows comfortably from room to room, and with a driveway and garage positioned to the side, the home provides both practicality and convenience. Offering a move in ready feel in a desirable development, early viewing is highly recommended. Give us a call today to book your viewing

## Outside

Situated on a corner plot, the front garden is surrounded by mature shrubbery with side gated access, leading to a gravelled area perfect for extra storage space. The rear garden is laid to lawn with a paved patio, surrounded by well stocked beds and borders and enclosed by panel fencing. There is also a personal door into the garage.

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 floor plan 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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TO ARRANGE A VIEWING PLEASE CONTACT:  
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