



## Three Bedroom Semi-Detached House

**Leyscroftes Road, Ash, Surrey, GU12 6TT**

Offers in Excess of: £475,000

- Three Bedroom Semi-Detached Home
- Built in 2023
- Immaculate Condition Throughout
- Quiet Residential Location
- Close to Ash Station and Local Schools
- En Suite
- Garage and Driveway Parking
- EPC: B (84)



## Description

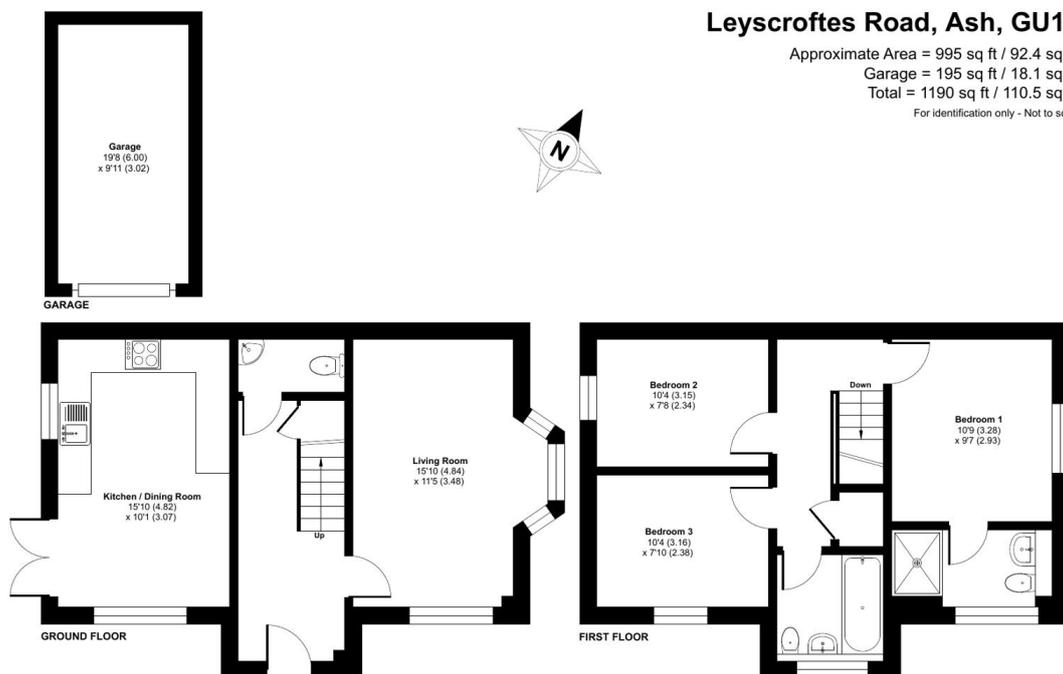
Offered to the market in immaculate condition throughout, is this beautiful three bedroom semi-detached home tucked away in a lovely quiet location in Ash. Within very easy reach of Ash Train station, this property which was built in 2023 offers privacy and seclusion whilst being close to village amenities and transport links. The property offers a bright and sunny living room with two bay windows, a kitchen/diner with French doors out to the west facing garden plus downstairs cloakroom. Upstairs, there are three good sized bedrooms, family bathroom, plus en suite to the main bedroom. This property simply has to be seen, please call us today to book your appointment!

## Outside

Externally, there is a beautiful west facing garden, with lawn and patio area plus side access. The driveway is to the side of the property plus garage with electric door.

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

## Floorplan



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Bridges Estate Agents. REF: 1411332



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



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