

Hazel Road, Ash Green, GU12

Approximate Area = 1521 sq ft / 141.3 sq m

Garage = 338 sq ft / 31.4 sq m

Outbuilding = 189 sq ft / 17.5 sq m

Total = 2048 sq ft / 190.2 sq m

For identification only - Not to scale



HAZEL ROAD, ASH GREEN, SURREY, GU12

Guide Price £675,000

This detached chalet bungalow has been renovated and improved by the current homeowners.

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ACCOMMODATION

- Immaculately presented
- Recently renovated
- Two reception rooms
- Three double bedrooms
- Large garden
- Garage and summer house
- Driveway

DESCRIPTION

Located in one of Ash Green's most sought after roads is this immaculately presented three bedroom detached chalet style bungalow.



LOCATION

Redroof is situated in a popular and private no through road with a mixture of good quality mostly detached family homes. This attractive property is located in a convenient position with easy access to Farnham, and Guildford via the A31. There are main line stations at Ash, Ash Vale, Guildford and Farnham providing a service to London Waterloo within the hour. There is access to the national motorway network via A31/A3/M25 from this location and Heathrow and Gatwick are easily accessible by car. There is a good choice of golf courses nearby, sailing at Frensham Ponds and Chichester Harbour and the south coast is approximately 40 miles distant. There is an excellent range of state and private schools surrounding this location mostly rated at excellent or outstanding

LOCAL AUTHORITY

Guildford Borough Council | Council Tax Band F

The current homeowner has carried out recent renovations and improvements and comprises large entrance hallway, fully fitted kitchen with plenty of cupboard and worktop space door to side, 21' sitting room with feature wood burning stove, dining room with bi folding doors with views across the garden, newly fitted downstairs shower room, double bedroom with built in wardrobes.

On the first floor there is a principal bedroom with two sets of built in wardrobes and newly fitted en suite bathroom and further double bedroom with two built in wardrobes.

Outside
The beautiful level rear garden is mainly laid to lawn, complete with a patio, decking area, pond and a large summer house with electricity and lighting. Additionally, there is a double garage and gravelled driveway to the front.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.