

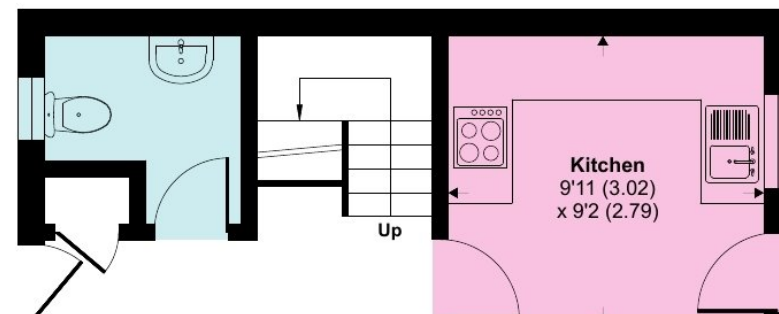
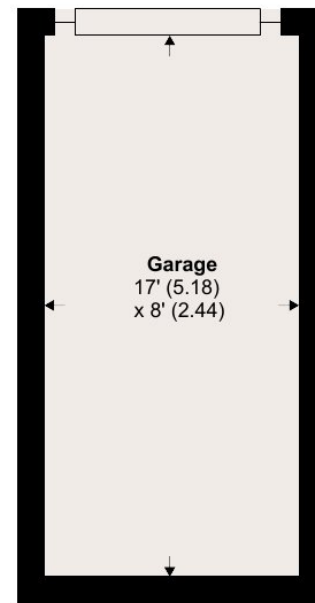
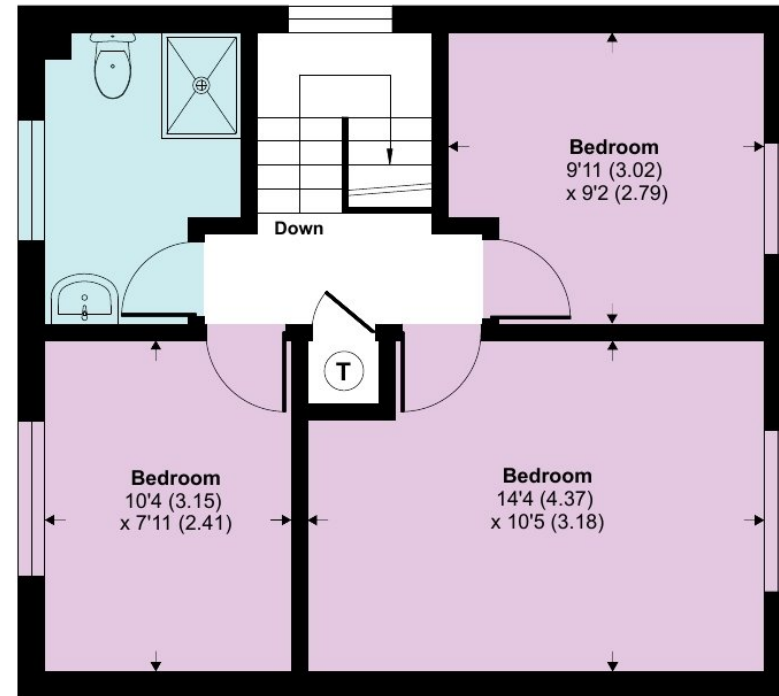
Shawfield Road, Ash, Aldershot, GU12

Approximate Area = 908 sq ft / 84.3 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1044 sq ft / 96.9 sq m

For identification only - Not to scale



Garden
Approximate
28'4 (8.64)
x 8'3 (2.51)



Shawfield Road, Ash, Surrey, GU12

Guide Price £450,000

A superb 3 bedroom semi-detached property on a private plot near to the local amenities of Ash village.

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ACCOMMODATION

- Immaculately presented
- Residential road
- Parking
- Garage
- Excellent schools nearby
- Front and rear garden
- Private orientation
- All seasoned covered seating area

DESCRIPTION

The house is immaculately presented throughout and is within close proximity of some excellent schools. The house sits on a generous plot with very good frontage with scope to extend at the rear (STPP).

Inside the accommodation comprises inviting entrance hallway, large fully fitted modern kitchen, open plan sitting/dining room with patio doors to rear, downstairs cloakroom and understairs storage.

Upstairs there is one large main bedroom and a further two double bedrooms, airing cupboard and bespoke family bathroom.

The property has had a smart boiler and modern radiators recently installed.

Outside the property sits on a generous corner plot. To the front there is a front lawn with a tiled patio and various beddings, with side access. The rear garden is mainly laid to lawn and offers a great deal of privacy with an all seasoned covered decking. To the rear of the property there is a single garage with parking for two cars.



LOCATION

The property is situated in the village of Ash, just to the north east of Farnham with a variety of good local amenities. A historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities.

Ash train station is just under one mile from the property and provides access to London Waterloo in approximately an hour. The station also has great rail links to Reading, providing access in approx. 35minutes. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual carriageway access to the M3 in the north.

LOCAL AUTHORITY

Guildford Borough Council

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

