





### Key Features:

- Freehold back-to-back house
- Resident parking
- Open plan design to ground floor
- Kitchen area with fitted units
- Contemporary bathroom
- Double main bedroom with fitted wardrobe
- Flexible second bedroom
- Communal gardens
- Easy reach of good road and rail links
- Well-suited to first time buyers or investors



### The Property

This freehold, back-to-back house features front aspect, open plan living space across the ground floor. The living area offers room for furnishings, along with stairs to the first floor, whilst finished with wood effect flooring. The kitchen offers eye-level and low-level units, benefitting from an integrated oven/grill with a gas hob as well as further appliance space. Upstairs, the main bedroom offers a double, including a fitted double wardrobe. A second bedroom provides flexibility, currently used as a study. The home further features a contemporary bathroom with a sleek-lined white suite, finished with tiled splashbacks and flooring.

## The Grounds

This property benefits from mainly laid to lawn communal gardens, along with residential parking.

## Location

This property is well located for road and rail links, as well as schools. Tongham is a rural village, set on the Hampshire and Surrey borders that backs onto the Hog's Back. It is home to the largest independent brewery in Surrey and offers a traditional pub, village church, bakery, salon and convenience shop. There is a village green and recreation grounds that host community events along with a cricket club.

Commuters are well-served by the A31 and the A331 that provide city links. Ash station connects to Farnham, Guildford and Reading. Farnham's historical market town centre is less than five miles away, with a bustling town centre and National Trust Parks; Alice Holt Forest and Frensham Common. Guildford is also nearby, featuring restaurants, public houses, theatres and reputable schools.

## Agent's Comment

"This home offers a great opportunity to get on to the property ladder, with the added benefit of being freehold. It would also suit an investor, as it would let very well."

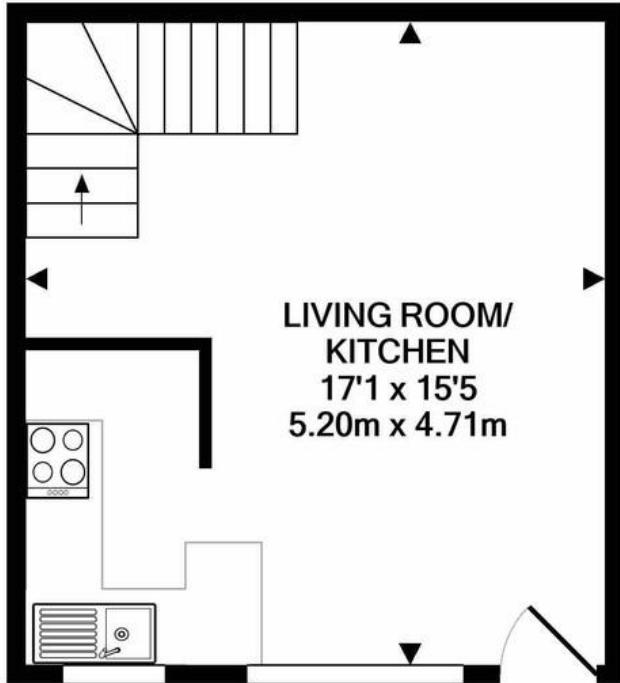
## Recent Trustpilot Review

"Nick Kirby was fantastic all the way through my recent property purchase. He really went above and beyond to help get everything processed in a timely manner, answered all queries and helped resolve issues that weren't necessarily part of his remit. Thanks Nick and Mackenzie Smith for all your help!"

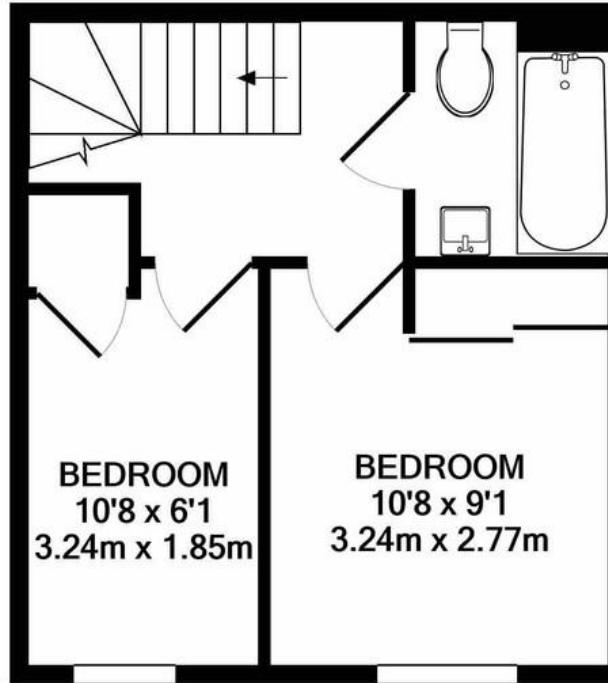
## Energy Efficiency Rating

Current: C | Potential: B





GROUND FLOOR  
APPROX. FLOOR  
AREA 264 SQ.FT.  
(24.5 SQ.M.)



BEDROOM  
10'8 x 6'1  
3.24m x 1.85m

BEDROOM  
10'8 x 9'1  
3.24m x 2.77m

1ST FLOOR  
APPROX. FLOOR  
AREA 262 SQ.FT.  
(24.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.8 SQ.M.)

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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231 Shawfield Road, Ash Vale, Surrey,  
GU12 5DL

[www.mackenziesmith.co.uk](http://www.mackenziesmith.co.uk)  
[ashvale@mackenziesmith.co.uk](mailto:ashvale@mackenziesmith.co.uk)  
 01252 353030

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

