





Key Features:

- Generously extended, detached three bedroom home
- Cul de sac location
- Walking distance from a local nature reserve
- Near the village centre
- Garage and ample driveway parking
- Generous kitchen/dining room with French doors
- Gloss kitchen units with granite work surfaces
- Living room with an electric fireplace
- Double glazing and gas central heating
- Extensive rear garden

The Property

This spacious home has been extended to feature a contemporary open plan kitchen/dining room, offering a generous space in excess of 19ft. Ideal for entertaining, the open plan space presents French doors to the large rear garden, as well as Velux windows. The kitchen area includes a range of gloss units with granite effect work surfaces, as well as an integrated Bosch hob, oven and grill, as well as providing plenty of space for further appliances and dining furnishings. Upstairs, the landing offers access to loft space and the three bedrooms, two of which are doubles. The master and second bedroom are finished with notable flooring, with the master offering an array of built-in wardrobes, the second and third bedrooms, garden views. The family bathroom has been fitted with a modern white suite, with an electric shower over the bath. The property additionally benefits from potential for further extension (STPP).



The Grounds

The front of the property benefits from a good sized lawn, whilst a shingle driveway leads to the garage, providing ample off-street parking. To the rear, a generous garden offers a high degree of privacy and benefits from a patio area, whilst enclosed by wooden panel fencing.

Location

Ash Vale offers excellent links to the A331 and M3 that connect to Guildford and London. Basingstoke Canal runs through the village centre which features independent shops, a public house and cafes. Parks include The Ranges, with extensive open heathland. Ash Vale station links to Guildford, Ascot and London Waterloo, whilst nearby Ash and North Camp stations connect to Reading and Gatwick Airport.

Agent's Comment

"A deceptively spacious home, which benefits from a luxurious single storey extension to the rear, providing a very nice, good sized kitchen/breakfast room. This has not compromised on the garden, which is still very large."

Recent Trustpilot Review

"Jason and the team at Mackenzie Smith in Ash Vale offered a great service when we purchased our new dream home, with Jason negotiating a great price. We can't thank them enough! We are extremely grateful for their support!"

Energy Efficiency Rating

Current: D | Potential: C





GROUND FLOOR

1ST FLOOR

SQFT NOT INC. GARAGE
TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 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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