







### Key Features:

- Well presented end terrace property
- Corner plot in a cul de sac setting
- Old Farm Place Development
- Two allocated parking spaces
- Sociable living/dining room opening out to garden
- Garden with a degree of privacy
- Master with en suite
- Second double bedroom with en suite
- Downstairs cloakroom
- Well-connected village



### The Property

This well presented end of terrace property offers plenty of living space to both floors. A good sized living/dining room is well-suited to entertaining guests, presenting a feature fireplace and French doors opening to the garden patio. A separate, front aspect kitchen comprises a range of units, whilst accessed from the entrance hall along with the downstairs cloakroom. Upstairs, two good sized double bedrooms feature an en suite to the master, with a range of wardrobes benefitting the second bedroom. The first floor is further served by a family bathroom. Double glazing and gas central heating are also included.



### The Grounds

Set on a corner plot, benefitting from two allocated parking spaces and a rear garden with a good degree of privacy; mainly laid to lawn and including a patio area.

### Location

This property is well situated within a cul de sac setting on The Old Farm Place development. 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

"This two double bedroom, end of terrace house offers a great design, originally built by Barratt homes."

### 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!"

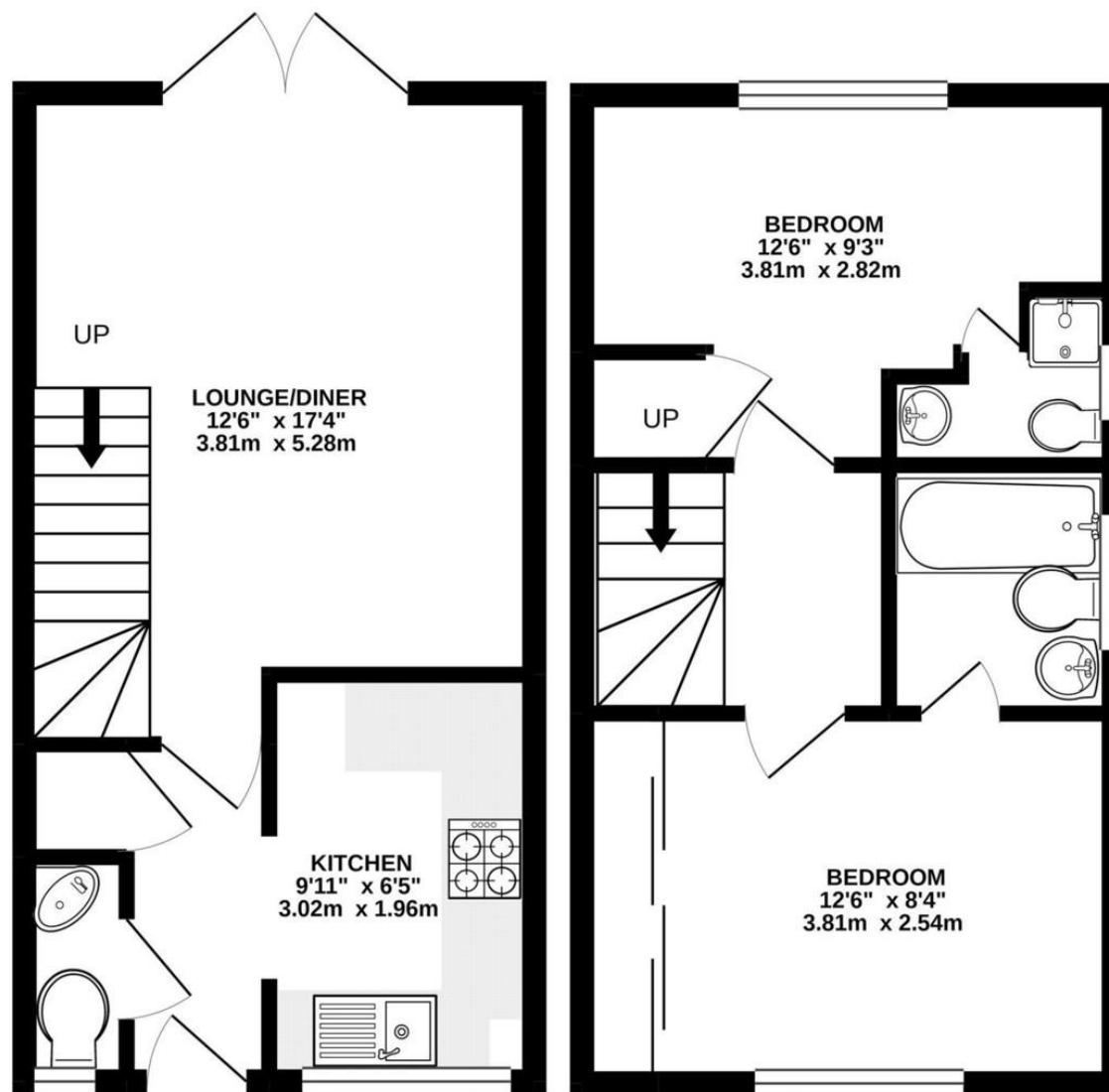
### Energy Efficiency Rating

Current: C | Potential: B



299 sq.ft. (27.7 sq.m.) approx.

311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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