



Old Cross Tree Way, Ash Green, Surrey

Price Guide £650,000

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Situated in a quiet and sought after location of Ash Green, this well presented and extended family home also benefits from a driveway, integral garage and large rear garden.

The accommodation briefly comprises; entrance hall, lounge with feature windows and doors overlooking the front garden, modern kitchen/breakfast room, separate downstairs bedroom/room overlooking the rear garden with downstairs shower room/toilet. On the first floor there are three good size bedrooms and the family bathroom. Outside there are mature gardens to the front and rear, double driveway and garage.

Entrance Hall: Door into the garage, door into the lounge.

Lounge 16'4" x 15'11": Sliding doors onto the front garden, stairs to the first floor.

Kitchen 16'1" x 12'5": Excellent range of base and eye level units with worksurfaces over, sink unit inset, breakfast bar area with storage under, window overlooking the garden, doors out onto the rear garden.

Dining Room 14'6" x 11'0": Doors out onto the rear garden, door to the shower room.

Shower Room: Shower cubicle, wash hand basin, WC.

Bedroom One 12'10" x 10'9": Window to the rear, doors to eaves storage.

Bedroom Two 11'6" x 11'2": Window to the front, built in storage.

Bedroom Three 13'1" x 10'1": Windows to the front and rear.

Bathroom: Bath unit, wash hand basin, WC, window to the rear.

Garage 17'7" x 8'11": Door to the front, door into the hallway.

Outside

Driveway to the front leading to the garage. Front garden with a good variety of shrubs and bushes. The rear garden is a good size, ideal for growing vegetables, enclosed and laid to lawn with mature trees and shrubs to the borders. Greenhouse and garden shed.

Freehold

Council Tax band E

- Three/four bedrooms
- Detached family home
- Entrance hall
- Downstairs WC
- Large bright reception room
- Large enclosed rear garden
- Double glazing and gas central heating
- Garage & driveway
- Quiet cul de sac



Floor Plan



Ground Floor

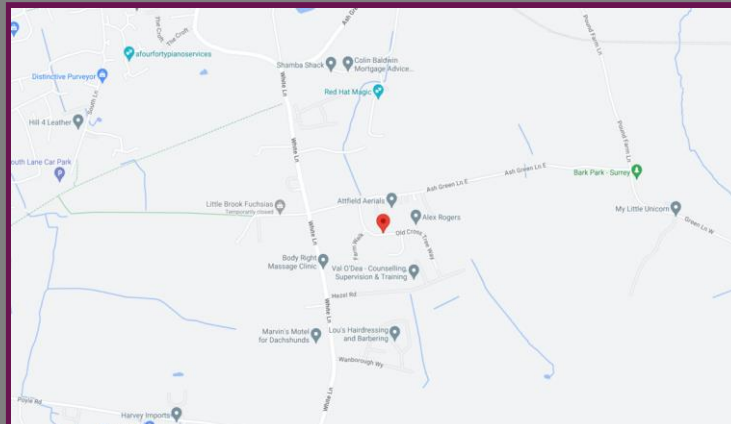


First Floor

Total floor area 135.0 sq. m. (1,453 sq. ft.) approx

Location

The property is situated within easy distance of the A31, A331 and Ash train station. Very short walk to the Christmas Pie trail and easy access to the local towns of Farnham and Guildford.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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