



# Frimley Road, Ash Vale, GU12 5NP

Offers Over £475,000

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Located on generous grounds, stands this extended four bedroom semi-detached character cottage conveniently located within walking distance of both Ash Vale and North Camp stations. The property has been tastefully designed by the current owners and still retains many original period features.

Approaching the property there is off road parking and a side gate to the rear garden. Through the front door, a small entrance porch leads to an inner hall which in turn leads to the living room and stairs to the first floor. The living room faces the front and features a working fireplace and bay window. A large opening leads into the dining room which has a rear aspect window, under stairs storage cupboards and door through to the kitchen. The kitchen has plenty of eye and base level units, all topped off with worksurfaces. There is a built in oven, gas hob and spaces for white good appliances. To the rear of the kitchen is a breakfast room which can easily accommodate a table and chairs and has double doors opening into the rear garden.

To the first floor you will find two double bedrooms which share the use of a large family bathroom. To the second floor are two further bedrooms which share the use of a shower room.

Outside there is a gravel drive and side gate to the rear garden. The established 200ft rear garden is stunning! There is a patio off the rear of the property which leads to a large lawn flanked with mature hedgerow/fence. There is a garden shed, wood store and vegetable garden to the rear.

Agents Notes; the property also benefits from a new boiler which was fitted approximately two years ago.

The location is ideal for access to Ash Vale train station and local amenities. The larger towns of Guildford, Camberley, Farnham, Aldershot and Farnborough are all close by and there is easy access to major road links including J4 of the M3.

To appreciate all that is on offer an internal viewing is highly recommended

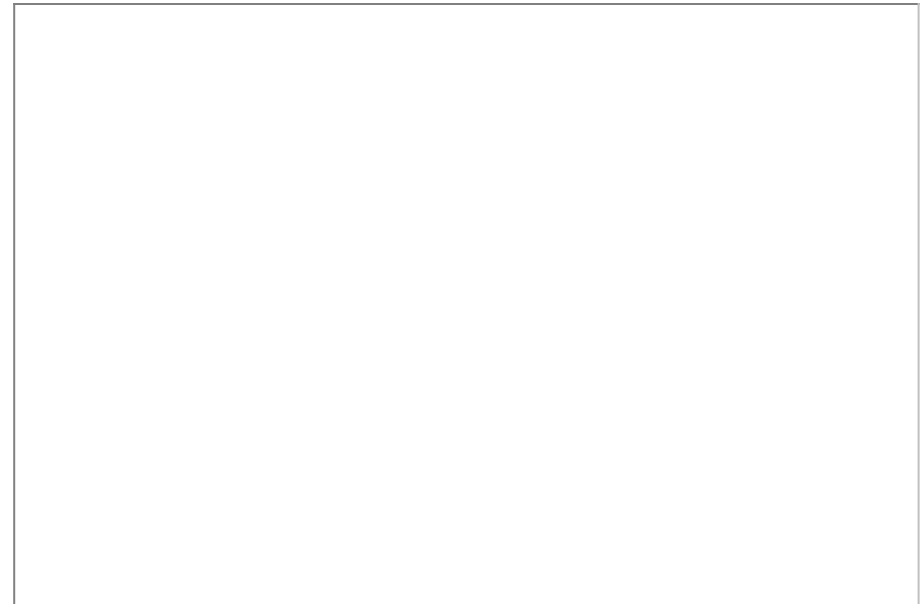


6, Heather Cottages, Firmlay Road, Ash Vale, GU12 5NP



Total Area: 114.0 m<sup>2</sup> / 1227 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

- Extended Four Bedroom Period Home
- Kitchen Breakfast Room
- Off Road Parking
- Viewings Highly Recommend
- Two Reception Rooms
- Two Bathrooms
- Established Rear Garden



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