



Selbon

Residential sales & lettings

Aldershot Road, Ash,
Surrey, GU12 6QJ

Offers over £900,000 Freehold

 5  4  6  D

Selbonproperty.co.uk

- Five Bedroom Detached Family Home
- Four Bath/Shower Rooms & Downstairs Wet Room
- Almost 4000 Sq. Ft. Of Accommodation
- Ample Driveway Parking
- Southerly Aspect Rear Garden
- Living Room, Dining Room And Snooker Room
- Annex With Kitchen, Living Room, Bedroom & Shower Room
- Occupying a Plot Of Approximately 1/3 Of An Acre
- Garage Over 30ft In Length With Remote Up-And-Over Door And Workshop
- Schools, Shops And A331 Access Nearby

Selbon Estate Agents are delighted to present to the market this five bedroom detached family home offering almost 4000 Sq.Ft. of accommodation and occupying a plot of approximately 1/3 of an acre. This characterful home located in Ash, Surrey and conveniently located within close proximity of schools, shops and A331 access.

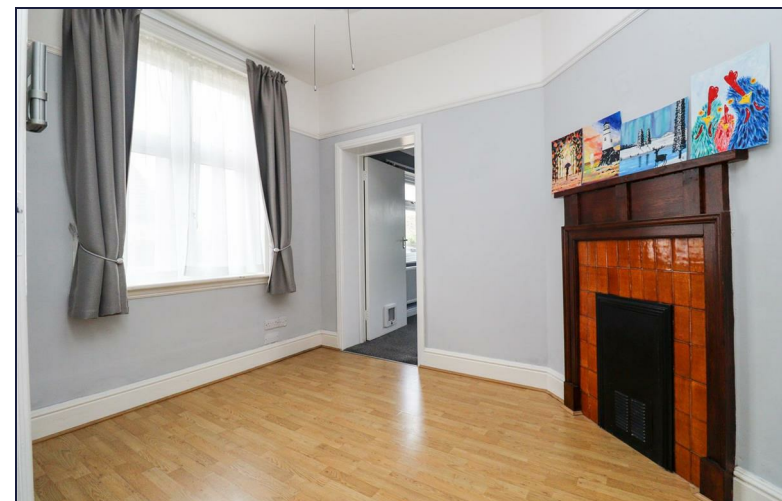
An ideal family home for anyone looking for additional space to rent out or to accommodate additional residents who are in the need of single story living.

The front door leads into a entrance hall with stairs to the first floor and doors giving access to a bay-fronted living room which is over 17ft in length, a separate study and a spacious kitchen suite with a generous amount of eye-top and wall-mounted storage cupboards. Also downstairs you'll find a games room (currently a snooker room) which is over 17ft in length and benefits from dual French doors onto the rear garden. This leads into a snug which makes for an ideal entertaining area for guests as it also benefits from French doors onto the rear garden. Also downstairs, there is a conservatory and a wet room with a wall mounted shower, WC and wash basin.

The Annex can be accessed via its own front door or via the study, meaning this space could self-contained (S.T.P.P). The annex is all front aspect and benefits from its own 15.5ft living room, kitchen with a four burner electric hob, stainless steel sink and a bedroom with a modern en-suite shower room.

Upstairs you'll find four double bedrooms and a four piece bathroom suite with a glass panelled shower cubicle, towel rail, WC, wash basin and a panelled bathtub with a hand shower. Bedroom one and two are both bay-fronted and benefit from built in wardrobes. Bedroom One also enjoys use of an en-suite shower room.

To the front there is a driveway for multiple vehicles sat in front of a garage which is over 30ft in length, with remote up-and-over doors and leads through to a workshop.









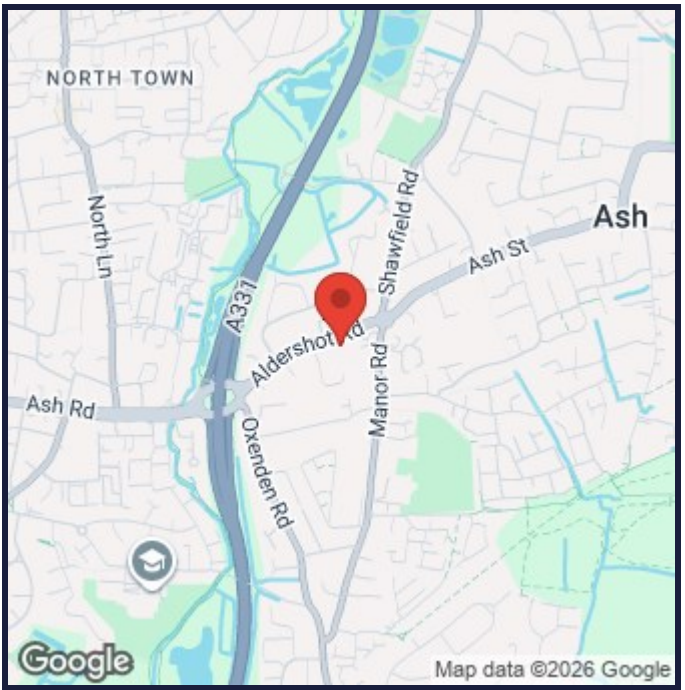




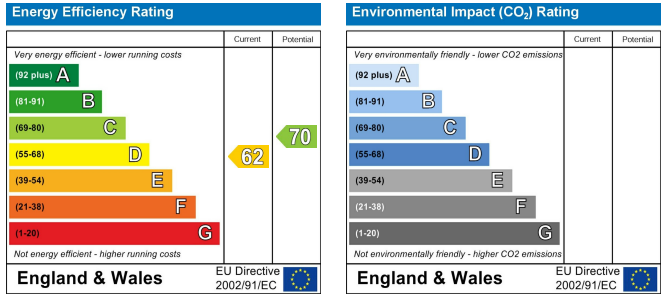
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Farnborough on

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: F

Selbon Property Services Ltd

Registered Office, GU51 2UZ

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: Email: mark@selbonproperty.co.uk