



8 Ash Grove, Guildford GU2 8UT



COLLINS
Independent Estate Agent





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£650,000

Freehold

A detached fully refurbished and cleverly extended character house featuring a large rear garden backing onto woodland and a stunning master suite with an amazing vista over the surrounding area. The accommodation is generous with a modern open plan feel to the ground floor featuring a lovely living space with bi fold doors to a slate terrace. An ideal family home or investment property with a significant return.



- Detached with four bedrooms
- Refitted family bathroom and ensuite shower room.
- Utility and cloakroom
- Three reception areas
- Refitted well equipped kitchen
- Large garden with slate raised terrace
- Clean modern feel throughout
- Driveway parking
- Detached Garage
- EPC - D





Ash Grove is a hidden location approached through the Cathedral Hill business park which adjoins the A3. The area is very convenient for Guildford town, mainline station and good schools. The property features an unspoilt wooded backdrop which is enjoyed from the house through the bifold doors and master bedroom suite.



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APPROX. GROSS INTERNAL FLOOR AREA 1786 SQ FT 165.9 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



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