



**Selbon**

Residential sales & lettings

Ashdene Crescent, Ash, Aldershot,  
Surrey, GU12 6TA

Offers in excess of £575,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Detached Chalet Bungalow
- Lounge & Dining Room
- Main Bedroom With En Suite
- Gas Radiator Heating & Double Glazed Windows
- Integral Garage & Driveway
- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room
- 2 Further Bedrooms & Bathroom
- Enclosed Rear Garden
- No Onward Chain

Selbon Estate Agents are delighted to offer this deceptively spacious, modern detached chalet style home to the market, conveniently located within close proximity, of local shops, schools and other amenities.

The front door gives access to a spacious hallway with stairs to the first floor landing and there are doors leading to the lounge, dining room, kitchen/breakfast room and a downstairs cloakroom.

The 15ft bay front lounge has a fireplace, the 12ft dining room is accessed via the hall way but benefits from double doors to the 13ft kitchen/breakfast room, which has ample work surfaces, eye and base level storage units, some integrated appliances, space for table and chairs and double glazed French doors to the rear garden.

The landing has access to the loft and there are doors leading to the 3 bedrooms and the family bathroom with a white suite. The main bedroom benefits from built in wardrobes and an en suite shower room.

Further benefits include gas radiator heating, double glazed windows, an enclosed south easterly rear garden, open plan front garden, driveway parking and an integral garage.

The village of Ash is well positioned for easy access to the A331 which links to the M3 motorway and is convenient for the local railway stations servicing Woking, Guildford, Reading and a direct train to London Waterloo from Ash Vale Station (1.8 miles away). The village is the centre of the Ash Parish which also incorporates adjoining villages Ash Vale and Ash Green. Many local residents enjoy the semi-rural location and can take advantage of the tranquil Basingstoke Canal which is great for walking and jogging.

There are several primary schools in the Ash area and the highly reputed Ash Manor Secondary School and Specialist Technology College is located in Manor Road. The village centre benefits from various local amenities including a small supermarket.

Offered with no onward chain, we would highly recommend an early viewing to avoid disappointment.

















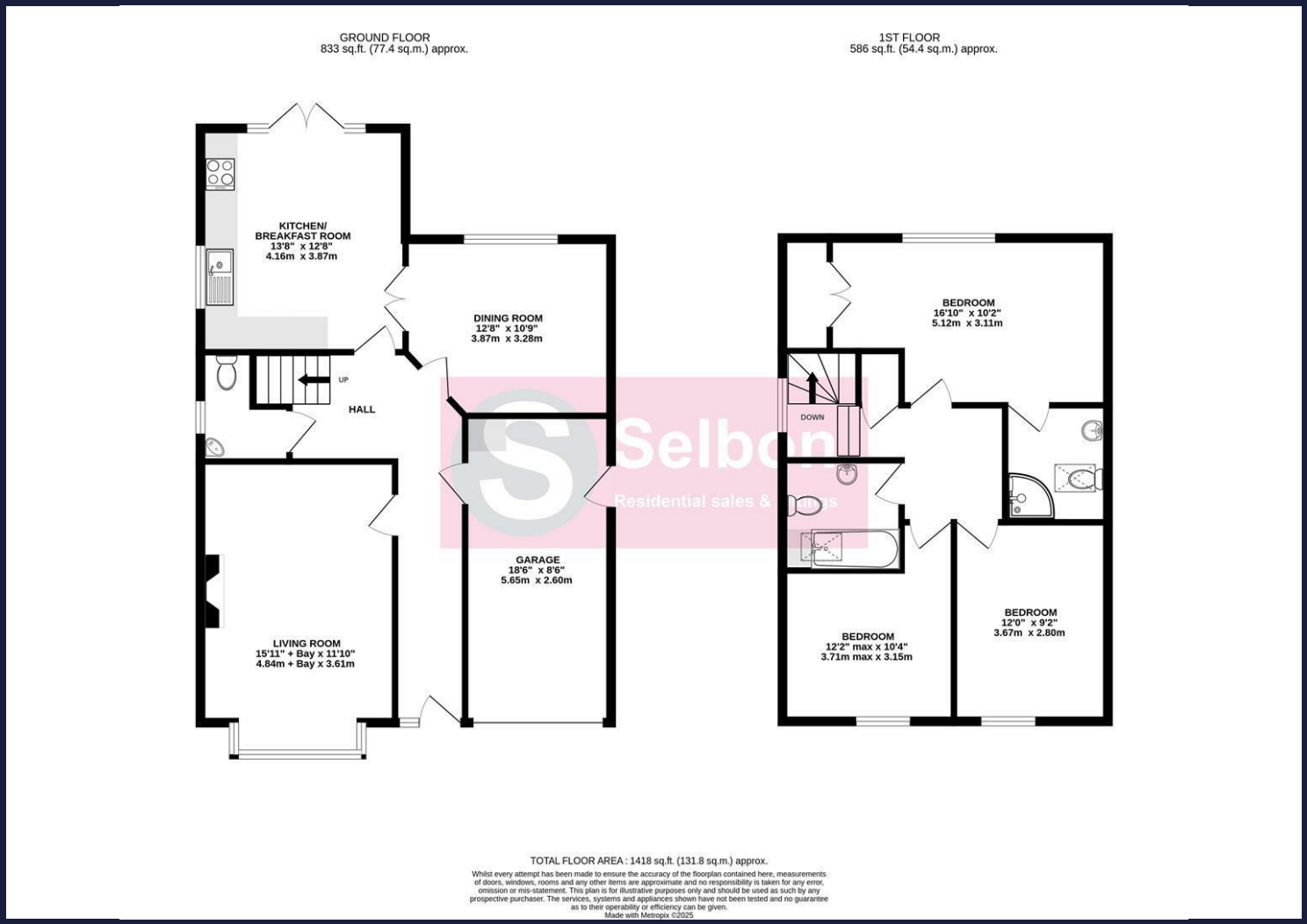








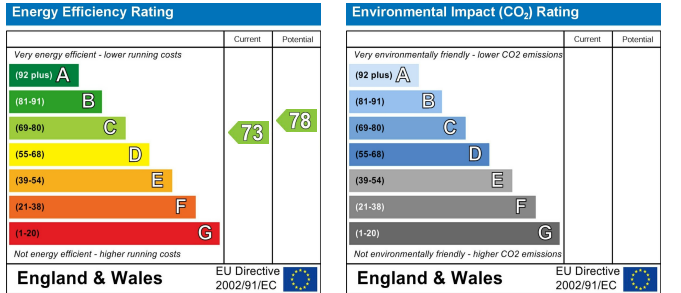
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: F