

**VIEWING STRICTLY BY APPOINTMENT THROUGH MITCHELL AND PARTNERS  
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**72 PROSPECT ROAD ASH VALE ALDERSHOT SURREY GU12 5EL**

**£475,000**

**FEATURES INCLUDE:**

**A three bedroom detached house pleasantly positioned in a favoured residential area within easy access of Ash Ranges. The property has been well maintained by the current owners, is offered in good decorative order throughout and is situated approximately half a mile from the village shopping centre and health centre and approximately three quarters of a mile from Ash Vale main line station. Planning permission has previously been granted for the erection of a garage and a kitchen extension.**

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**RECESSED ENTRANCED PORCH**

exterior light, composite front entrance door incorporating double glazed panel.

**ENTRANCE HALL**

radiator, laminate flooring, staircase to first floor.

**CLOAKROOM**

wc with concealed cistern, wash basin, extractor fan, half height wall tiling, quarry tile flooring.

**LOUNGE/DIINING ROOM**

24'9" (max into bay) x11'7"

narrowing to 10'0", fireplace with moulded wooden surround and composite stone inlay and hearth incorporating living flame coal effect fitted gas fire, double glazed bay window, two radiators, double glazed picture window incorporating double casement doors to garden.

**STUDY**

11'9" x 7'2"

cupboard housing "Worcester" wall mounted gas fired boiler, double glazed window, radiator.

**KITCHEN**

10'2"(max)x7'10"

fitted units comprising inset 1½ bowl single drainer sink unit with mixer tap and double cupboard below, a further range of base and wall mounted cupboards, cooker space with cooker hood above, space for washing machine, slimline dishwasher and American style fridge/freezer, double glazed window, extensive wall tiling, vinyl sheet flooring, spotlight track incorporating four spotlights, double glazed side entrance door.

**LANDING**

approached by return staircase with double glazed window on half landing, loft access.

**BEDROOM 1**

13'5" (max) narrowing to 12'1" x 10'5"

double glazed window, radiator.

**BEDROOM 2**

13'5" (max) narrowing to 11'4" x 11'1"

(including depth of wardrobes) a range of built-in furniture comprising wardrobes and drawers, built-in dressing table recess with storage cupboard above, double glazed window, radiator.

**BEDROOM 3**

9'11" narrowing to 8'7" x 7'4"

double glazed window, radiator.

**BATHROOM**

8'7" x 8'1"

double aspect, a white four piece suite comprising panelled bath with mixer tap and shower attachment, separate corner shower cubicle with glazed shower door and "Aqualisa" power shower, vanity unit comprising wash basin with mixer tap and storage cupboard below, close coupled wc, airing cupboard containing lagged copper cylinder and immersion heater, tall storage cupboard, two double glazed windows, heated towel rail, fully tiled walls, ceramic floor tiling, six downlighter spotlight fittings.

**OUTSIDE**

**GARDENS**

**Front**

laid to lawn with tarmacadam driveway providing off road parking for two cars. There is a side access gate and path to-

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**Rear**

paved patio and path, laid predominantly to lawn, there is a large timber garden shed and additional metal framed UPVC shed, an exterior water supply and sensor lights.

**COUNCIL TAX BAND "E"**

**NB1 It is not the policy of Mitchell & Partners, to test services or domestic and heating appliances and we are unable to verify that they are in working order.**

**NB2 all measurements are taken to principal walls (usually maximum by laser tape) and are believed to be correct within the tolerances of the instrument.**

**NB3 Mitchell & Partners have not checked any Planning or Building Regulation Consents and would advise purchasers to make their own enquiries with the relevant Local Authority.**

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