

**VIEWING STRICTLY BY APPOINTMENT THROUGH MITCHELL AND PARTNERS
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48 WAVERLEY DRIVE ASH VALE SURREY GU12 5JW

£400,000

FEATURES INCLUDE:

An extended semi-detached bungalow pleasantly positioned in a favoured residential cul-de-sac. The property benefits from a sitting room, separate dining room and a south facing rear garden

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CANOPY ENTRANCE PORCH

exterior light, part-panelled and part-glazed front entrance door.

ENTRANCE HALL

“L” shaped, access by folding aluminium ladder to loft with light, radiator, coved ceiling.

SITTING ROOM

20'2" x 11'5" (max into chimney breast recess)

brick fireplace on matching hearth with wooden mantle, radiator, two wall light points, coved ceiling, double glazed picture window incorporating casement door to garden.

DINING ROOM

14'0" x 10'0"

double aspect, double glazed window, radiator, additional wall mounted gas fire, coved ceiling.

KITCHEN

12'10" x 10'8"

fitted units comprising inset single drainer stainless steel sink unit with mixer tap and cupboard below, a further range of base and wall mounted cupboards, tall storage cupboard, roll edge work surfaces, space for cooker, washing machine, freezer and fridge/freezer, drawer pack, “Potterton Kingfisher” gas fired boiler, double glazed window, radiator, coved ceiling, extensive wall tiling, stable door to garden.

BEDROOM 1

14'6" x 9'9"

built-in wardrobe recess, double glazed window, radiator, coved ceiling.

BEDROOM 2

10'10" x 8'10" double aspect

built-in wardrobe cupboard, two double glazed windows, radiator, coved ceiling.

SHOWER ROOM

7'8" x 5'10" max

spacious shower cubicle with “Aqualisa” shower unit and glazed shower screen, vanity unit comprising semi-recessed wash basin with mixer tap and cupboard below, close coupled wc, airing cupboard containing lagged copper cylinder and immersion heater, double glazed window, radiator, coved ceiling, extensive full height wall tiling.

OUTSIDE

GARAGE

16'8" x 8'10"

with double doors, electric power and light, side door to garden and access to:-

WORKSHOP/STORE

8'7" x 7'3"

GARDENS

Front

bounded to the front by dwarf brick walling and hedging, laid to gravel with drive to garage providing parking for several cars. There is a side access gate to:-

Rear

a south facing garden approximately 65ft in depth, extensive full width paved patio with steps down to lawn with well stocked flower and shrub borders. There is a pathway through an arbour providing access to an additional area of lawn with flower and shrub borders.

COUNCIL TAX BAND "D"

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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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