

**VIEWING STRICTLY BY APPOINTMENT THROUGH MITCHELL AND PARTNERS
TELEPHONE: 01252 515656**



8 WOODLANDS PARK MANOR ROAD ASH SURREY GU12 6QF

£310,000

FEATURES INCLUDE:

Mitchell and Partners are delighted to present this modern, high end, luxury park home which will stand in a site which has recently been upgraded by the site owners and now offers a high quality, exclusive, location very close to the town of Ash with all local amenities.

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Accommodation

This luxury home will be approached via a front door giving access directly into the kitchen which immediately welcomes you with a premium feel from the highly polished granite floor and high gloss cupboards with granite work surfaces over and immediately gives the impression of a luxury lifestyle. The kitchen will comprise of a range of units including fitted appliances and opens out to the dining area with an attractive box bay window to the side aspect. Double doors will lead through to the carpeted sitting room with a very impressive vaulted ceiling and inset spot lights which run throughout the reception areas and again feature two box bay windows to the front aspect which are a feature of the room and allow natural light to flood in. Both bedrooms will be of a good size, carpeted and will easily accommodate a double bed and both have wardrobe storage providing ample shelving and hanging space. The shower room facilities once again will give a feel of absolute luxury with attractive feature slate tiled walls and flooring, a low entry double size shower cubicle, vanity enclosed wash hand basin and WC.

Outside

The unit will have private parking and a landscaped garden with a low maintenance artificial lawned area and a composite decked area which leads from the bedrooms to the rear of the property, giving a lovely secluded area for relaxation on a summer evening.

This stunning home is offered with vacant possession, has full central heating and double glazing.

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It is not the policy of Mitchell and Partners to test services or domestic and heating appliances and we are unable to verify that they are in working order. Mitchell and Partners have not checked any planning or building regulation consents and would advise buyers to make their own inquiries with the local authority. Fixtures and fittings listed are included on the basis that the asking price will be paid.