

52 Vickers Road, Ash Vale,
Hampshire. GU12 5SE.

£475,000 Freehold



A four bedroom detached house situated on the favoured Old Farm Place development, conveniently situated for the mainline railway station at Ash Vale and shopping facilities at nearby Ash. The accommodation comprises of lounge, dining room, conservatory, cloakroom, kitchen/breakfast room and utility room on the ground floor, with four bedrooms, family bathroom and en suite shower room to the first floor. Outside there is a garage, front and rear gardens.

No onward chain.

Guildford Council - Tax Band E EPC: C

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

Entrance Hall

Covered entrance porch with half glazed door to an entrance hall. Radiator, under stairs storage cupboard.

Cloakroom

White suite comprising of a low flush wc, wash hand basin with cupboard below, ceramic tiled floor, radiator, sealed unit double glazed frosted window to the front.

Lounge

15' 0" x 14' 5" excluding a bay window (4.57m x 4.39m) Bay window with double radiator, sealed unit double glazed windows to the front, under stairs storage cupboard, wood effect laminate flooring, doors to:

Dining Room

10' 6" x 9' 3" (3.20m x 2.82m) Wood effect laminate flooring, sealed unit double glazed door to:

Conservatory

12' 9" x 11' 3" (3.89m x 3.43m) Double radiator, sealed unit double glazing, casement doors to the garden.

Kitchen/Breakfast Room

14' 2" x 9' 3" (4.32m x 2.82m) 1½ bowl single drainer sink unit with adjoining laminated working surfaces, range of high and low level units including cupboards and drawers, built in 4 burner gas hob with oven below and extractor hood over. Part tiled walls, ceramic tiled floor, radiator, plumbing for dishwasher, door to:

Utility Room

9' 3" x 5' 0" (2.82m x 1.52m) Single drainer stainless steel sink unit with adjoining laminated working surface, range of high and low level units, wall mounted Vaillant gas fired boiler for the central heating and domestic hot water, free standing washing machine. Radiator, ceramic tiled floor, access to roof void, extractor fan, half glazed door to the garden.

FIRST FLOOR

LANDING: Access to loft with a fold-away ladder, boarded. Airing cupboard housing a hot water cylinder with shelf over.

Bedroom 1 with en suite Shower Room

10' 0" x 9' 7" (3.05m x 2.92m) Range of fitted wardrobes, radiator, sealed unit double glazed windows to the rear, door to:

EN SUITE SHOWER ROOM: Fully tiled shower cubicle with regulated shower unit and glazed screen door, low flush wc, wash hand basin enclosed in a vanity surround with cupboards below. Extractor fan, ceramic tiled floor, part tiled walls, strip light with shaver point.

Bedroom 2

8' 7" excluding door recess x 10' 0" excluding wardrobe recess (2.62m x 3.05m) Two sealed unit double glazed windows to the front, radiator, wardrobe unit with dressing table and drawers between and cupboards over with light point.

Bedroom 3

7' 4" x 9' 2" (2.24m x 2.79m) Radiator, two sealed unit double glazed windows to the front, built-in double wardrobe.

Bedroom 4

9' 2" x 6' 5" (2.79m x 1.96m) Radiator, sealed unit double glazed window to the rear.

Family bathroom

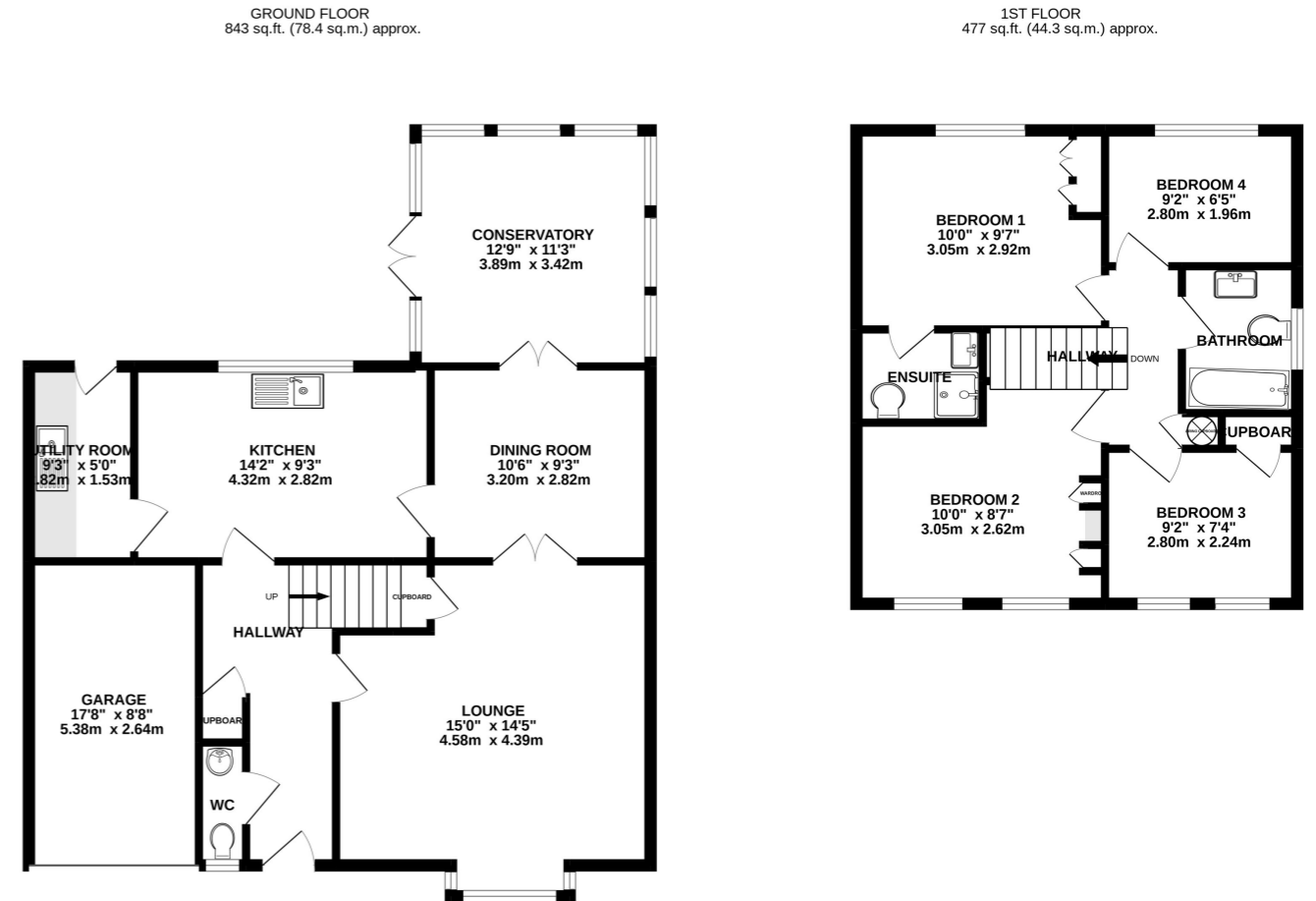
White suite comprising of a panelled bath with mixer tap and hand shower attachment, low flush wc, wash hand basin enclosed by vanity surround with cupboards below. Double radiator, part tiled walls, ceramic tiled floor, extractor fan, sealed unit double glazed frosted window (non-opening).

OUTSIDE

REAR GARDEN: Paved patio, mainly laid to lawn with flower and shrub borders, further patio towards the rear of the garden, all enclosed by close boarded fencing. Side access with gate, with path leading to the front garden.

FRONT GARDEN: Laid to lawn with tarmac driveway.

INTEGRAL GARAGE: 17'8" x 8'8" (5.38m x 2.64m) With up-and-over door, light and power.



TOTAL FLOOR AREA : 1320 sq.ft. (122.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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