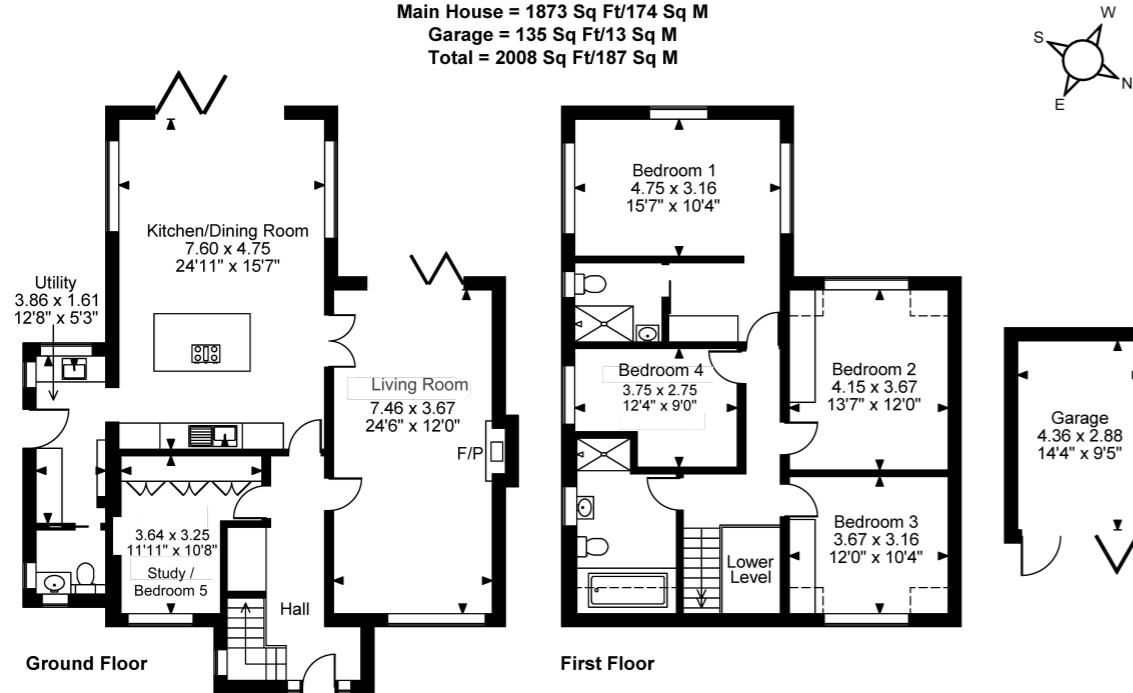


Romany, Hazel Road Ash Green. GU12 6HP



Romany, Hazel Road, Aldershot
Approximate Gross Internal Area
Main House = 1873 Sq Ft/174 Sq M
Garage = 135 Sq Ft/13 Sq M
Total = 2008 Sq Ft/187 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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£850,000 Freehold



- 4/5 bedroom detached property
- Two bathrooms
- Downstairs cloakroom
- Near mainline train stations
- Refurbished throughout
- Driveway parking & garage
- South facing garden
- Close to Guildford town centre

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	79	
(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.



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899
1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

Set in a highly sought-after semi-rural location on the edge of the Surrey Hills, this beautifully refurbished 4/5 bedroom detached home offers an exceptional blend of privacy, space and modern living and excellent local connections. Inside, the home has been thoughtfully updated throughout, creating a stylish and spacious interior ideal for both family life and entertaining. At the heart of the home is a stunning, light-filled kitchen/diner, finished to a high standard and featuring bi-fold doors that open seamlessly across the rear of the property, bringing the outside in and creating a perfect space for indoor-outdoor living.

The flexible layout offers four well-proportioned bedrooms, with the option of a fifth bedroom/home office. The living accommodation is both generous and versatile, designed to maximise natural light and comfort throughout. A generous driveway provides ample off-road parking, complemented by an attached garage. This is a rare opportunity to acquire a turnkey home in a prime location, offering tranquillity, privacy and contemporary living in one of Surrey's most desirable settings.

EPC Rating: C

Council Tax E: £ 3,157.70 p.a. (2026/2027)

Location

Perfectly positioned for convenience, the property is just a 5-minute drive from Farnham and approximately 8 minutes from Guildford town centre, both offering an excellent range of shops, restaurants and amenities, with nearby top rated schools such as Ash Grange Nursery & Primary School, Holly Lodge Primary and Walsh C of E Junior School. There are superb transport links nearby, including easy access to London Waterloo via mainline stations, as well as the M3 and M25 for wider connectivity.