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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

36 Ash Lane

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£825,000

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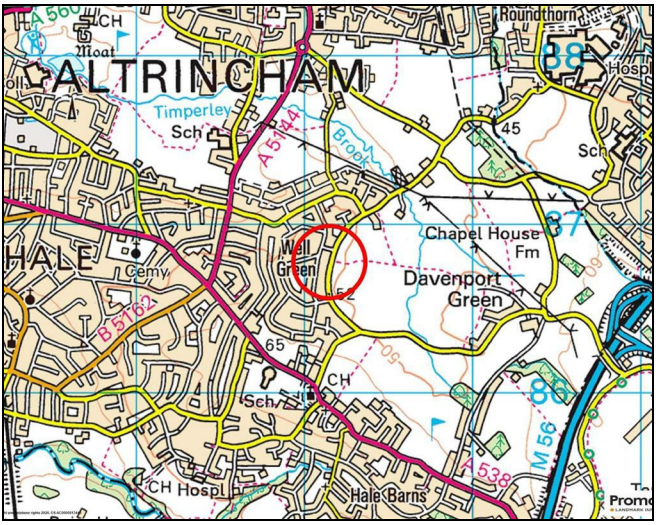
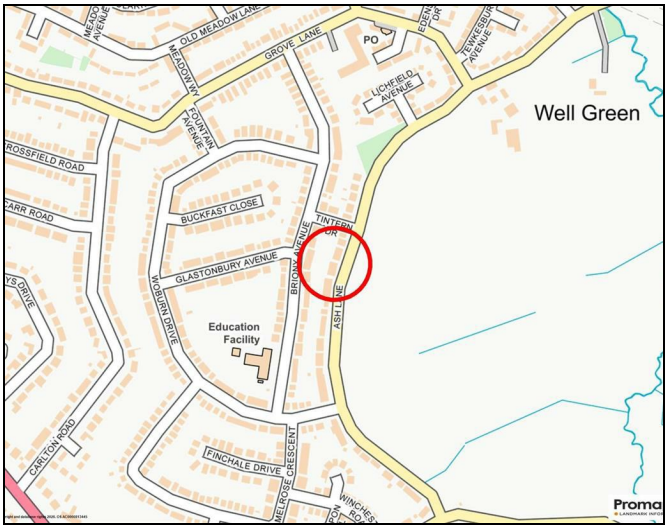
INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



overview

A SUPERB EXTENDED DETACHED WITH WONDERFUL OPEN VIEWS AND IDEAL FOR THE WELL GREEN SCHOOL. 1800 sqft.

Porch. Hall. WC. Two Receptions. 350 sqft Live In Kitchen. Four Bedrooms. Two Shower Rooms. Garage. Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

An extended and improved Detached family sized home, located in this most popular part of Hale, within walking distance of the centre of Hale Barns and with Wellgreen and Elmridge Schools, Holy Angels Roman Catholic Church, Shay Lane Synagogue and Grove Lane Mosque all within easy striking distance.

The property enjoys a wonderful position overlooking open fields to the front, creating a semi rural feel.

The accommodation provides perfectly balanced family living space extending to approximately 1800 sq ft, with Two excellent Reception Rooms in addition to a fabulous 300 sq ft Dining Kitchen to the Ground Floor and Four excellent Bedrooms to the First Floor served by Two Shower Rooms, one being En Suite

The excellent family accommodation is perfectly complemented by a good sized, private Rear Garden.

Comprising:

Large Entrance Porch. Hall with oak flooring, doors to the Ground Floor accommodation and a staircase to the First Floor with storage cupboard beneath.

Well appointed Ground Floor WC fitted with a white suite.

Sitting Room, having oak flooring and a window enjoying the delightful open aspect to the front.

Family Room. A superbly sized day to day Family Room, with oak flooring, French doors and windows giving access to and enjoying an aspect of the Gardens, two further windows to the side. Oak finish double doors lead through to the:

Dining Kitchen. A superbly sized room ideal for informal family dining and entertaining with wide windows to three elevations enjoying aspects over the Garden and including French doors leading to the same. From the Dining Area, there is a part vaulted ceiling and there is porcelain tiled flooring throughout.

The Kitchen is fitted with an extensive range of oak fronted units with granite worktops, with integrated or freestanding appliances that may be available to the incoming purchaser to include; a stainless steel Britannia Range cooker with five gas burners, double ovens and glass and stainless steel extractor fan over; a Samsung American style freestanding fridge freezer with ice and water dispensers, stainless steel Neff steam oven and microwave ovens and an integrated Bosch dishwasher. Courtesy door to the Garage.

First Floor Landing with a window enjoying the open aspect to the front. Oak flooring and oak finish doors leading to the Bedrooms.

Principal Bedroom One, having a window overlooking the Gardens and oak flooring.

Bedroom Two with oak flooring and a window to the rear.

Bedroom Three with oak flooring and a window enjoying the rural aspect to the front.

Bedroom Four with oak flooring and a window again enjoying an open aspect to the front. This Bedroom is served by a full wet room En Suite facility with a white suite with multi function shower head, wash hand basin and WC.

Bedrooms One, Two and Three are served by the particularly spacious Family Shower Room, fitted with a contemporary white suite with chrome fittings, comprising a wet room style shower area with a 'Drench'

showerhead, wall hung wash hand basin with pillar taps and WC. Plumbing is also in place for the installation of a bath, should a purchaser prefer, offering flexibility to create a traditional family bathroom.

Externally, the property is approached via a double width, block paved Driveway with ample parking for four large vehicles side by side. The Driveway in turn leads to the Integral Single Garage with a courtesy door to the house and housing a Utility Area with space for a washing machine and dryer.

Wide stone paved pathways lead down either side of the house to the Rear Garden, forming a large patio area running across the whole of the back of the house, accessed via the Family Room and Dining Kitchen.

Beyond this, the Garden is laid to good sized, shallow tiered area of lawn enclosed with fencing and having borders stocked with a variety of shrubs, bushes, trees and plants and including an apple tree.

UPVC double glazing. Gas central heating.

A superbly sized and positioned family home.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1862 Sq. Feet
= 173 Sq. Metres

