



Osbornes
Independent estate agents

Station Road East | Ash Vale

A beautifully presented one bedroom home, offering contemporary living in a peaceful cul-de-sac setting.

One Double Bedroom | Modern Kitchen | Modern Bathroom | Communal Parking | Garage | Private Garden

£265,000 | Freehold

A beautifully presented one bedroom home, offering contemporary living in a peaceful cul-de-sac setting. The property features a bright and spacious open-plan living area, seamlessly flowing into a modern kitchen. With wood flooring and neutral tones, the lounge is enhanced by large patio doors that lead directly to the private rear garden, allowing natural light to flood the space. The sleek kitchen is fully fitted with high-gloss white cabinetry, black granite-effect worktops, and a stylish subway tile backsplash, making it perfect for both everyday cooking and entertaining. Upstairs, the home offers a well-proportioned bedroom, featuring a stylish décor, a fitted ceiling fan, and built-in storage. A contemporary bathroom completes the upper floor, boasting a fully tiled three-piece suite with a bathtub and shower, white vanity units, and a frosted window for added privacy. Outside, the property benefits from a well-maintained private rear garden with a decked seating area, enclosed fencing, and a lawned space, providing a great spot for relaxation or entertaining guests. Additional benefits include communal parking & garage, double glazing, and gas central heating. Situated within walking distance of Ash Vale train station, this home offers excellent transport links to London and the surrounding areas. Local amenities, parks, and highly regarded schools are also nearby, making it a highly desirable location. Council Tax Band: B EPC Band: C



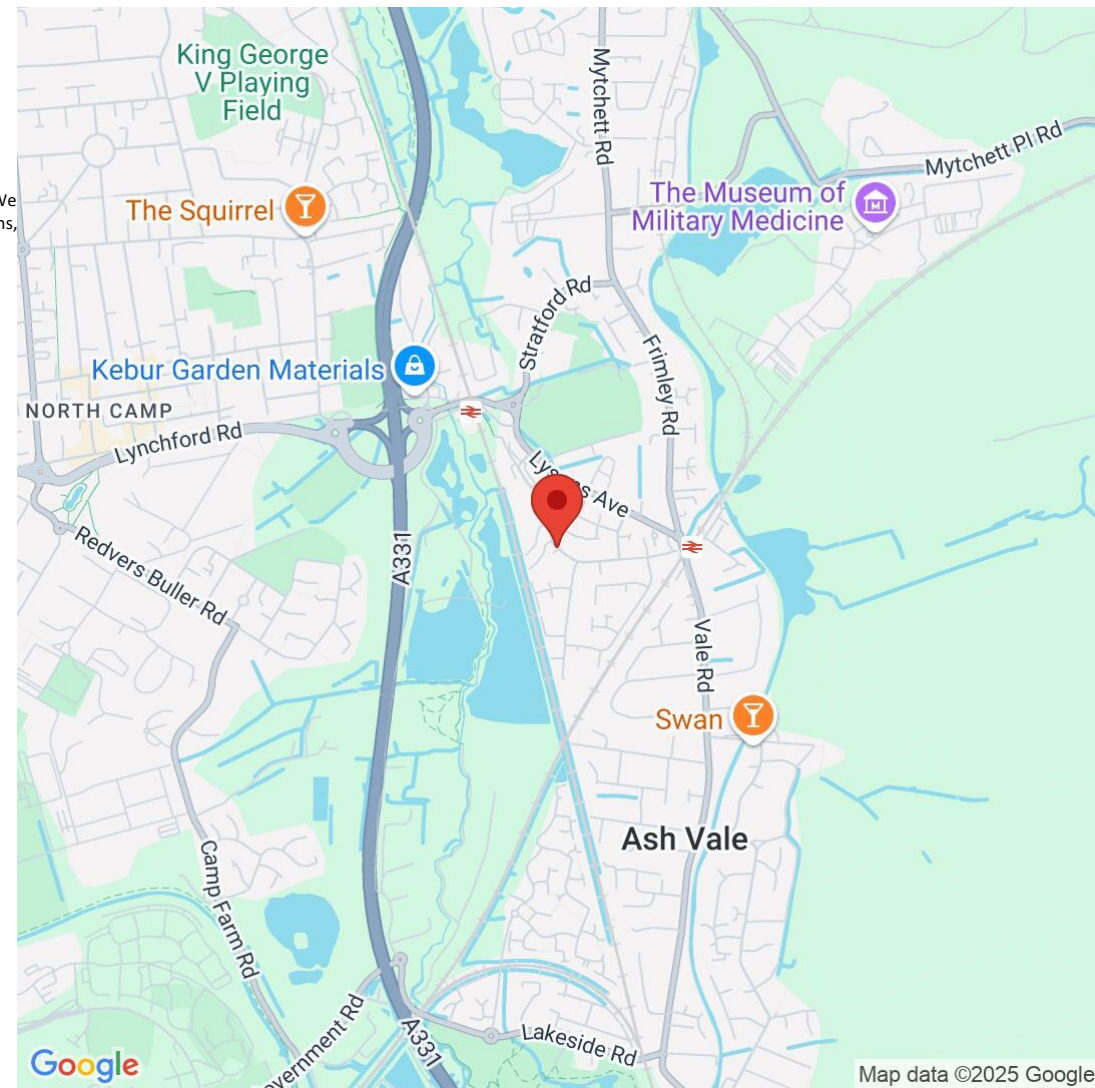


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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		91
(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	