



Three Bedroom Detached House

Lennox Close, Tongham, Surrey, GU10 1FT

Offers in excess of: £525,000

- Three Bedrooms
- Executive Detached Family Home
- Modern Kitchen/Diner
- Two Bathrooms
- Cul-de-Sac Location
- Close to Ash Manor School
- South Facing Garden
- EPC: B (83)



Description

This stunning three bedroom detached family home, built in 2022, is situated on a beautiful estate within walking distance to shops and amenities in Tongham village. Downstairs, there is a spacious hallway, a living room and a kitchen/dining room, along with a utility room and downstairs cloakroom. There is also driveway parking for two vehicles, with an upgraded EV charge point. Upstairs, there are three bedrooms, with the main bedroom benefitting from an en suite shower room. Boasting a landscaped southerly facing rear garden, which enjoys lots of lovely direct sunshine. The property is located in the highly sought after village of Tongham and is within walking distance of the village shops, Hog's Back Brewery and close to the popular Tongham woods. The property is also within walking distance of both St Paul's Infant School and Ash Manor Senior School. Ash train station is close by and the property offers quick access to the A31 and A331. Great opportunities like this are rarely on the market long so call us to book your viewing.

Outside

To the front is a garden area mainly laid to lawn. The rear garden is located to the side of the property and is accessed directly from the kitchen/dining room via doors. Facing South, there is plenty of wonderful sunshine to be enjoyed. There is a section of well kept lawn, which leads to a high quality patio area at the bottom of the garden - an ideal place for outside entertaining and enjoying a glass of wine! The garden is fully enclosed by smart wood panel fencing.

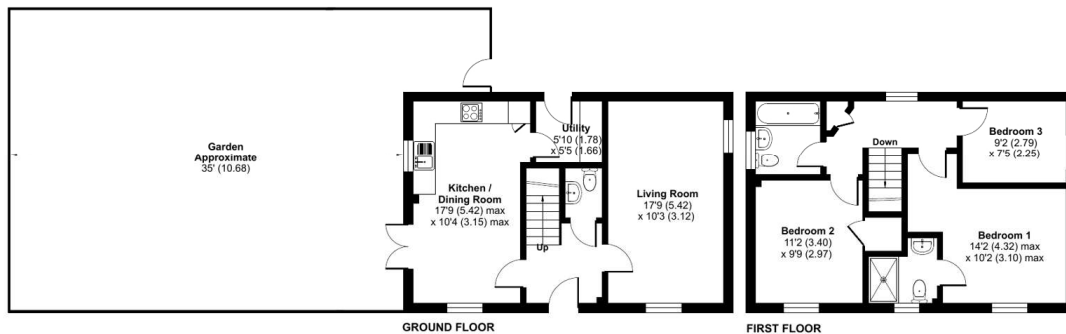
Floorplan



Lennox Close, Tongham, GU10

Approximate Area = 980 sq ft / 91 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Bridges Estate Agents. REF: 1229354



TO ARRANGE A VIEWING PLEASE CONTACT:
Tel: **01252 361550** or Email: info@bridges.co.uk



Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.