

# The **Frost** Partnership

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**54 Anglesey Close, Ashford, Middlesex TW15 2JQ**

**Asking Price £799,950 Freehold**



This deceptively spacious four/five bedroom, two bathroom detached house is situated in one of Ashford's most sought after locations a short walk from the town centre and station. The property sits on a large plot with parking for at least 6 cars. On the ground floor there is a self contained annex plus study/ bedroom five, a 28ft lounge, impressive 26x21ft kitchen diner plus a cloakroom. EPC Rating: D



**Directions:**

From our office in Church Road proceed towards the War Memorial, go straight at the traffic lights and take your second left into Parkland Grove. Then take the third right into Parkland Road. Anglesey Close is the first left. Follow the road round to the right and 54 is located at the bottom of the road.

**Council Tax Band: G**

Spelthorne Borough Council, Council Tax Band G being £2,914.26 for 2017/18.

**Viewing:**

Via The Frost Partnership, 4 New Parade, Ashford

**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.