



Edward Way, Ashford, TW15 3AY

£620,000

Situated in this popular residential location is this three bedroom extended semi-detached bungalow, just off the A30 with access to Heathrow Airport. The M25 motorway and Ashford high street are all within easy reach. The accommodation comprises through lounge, re-fitted modern kitchen, shower room, conservatory and three double bedrooms. The property has well maintained front and rear gardens, detached double length garage with gated own driveway providing hardstanding off street parking. The property also benefits from double glazed windows, central heating. An internal viewing is strongly recommended.

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Enclosed Entrance Porch

Door to...

Entrance Hallway

Radiator, tiled flooring, doors to rooms.

Lounge

Front aspect double glazed window, radiator, tiled flooring, rear aspect double glazed window, beamed ceiling, power points, feature fireplace with surround.

**Re-Fitted Modern Kitchen**

Single bowl sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, space for cooker, extractor fan, space for fridge, freezer, washing machine and dishwasher, cupboard housing 'Worcester' boiler, radiator, tiled flooring, larder cupboard.



Bedroom One



Rear aspect double glazed window, radiator, power point.

Bedroom Two



Front aspect double glazed window, radiator, power point.

Bedroom Three



Front aspect double glazed window, radiator, built-in wardrobe into recess.



Shower Room



Tiled enclosed shower unit, pedestal wash hand basin, low level w/c, tiled walls, rear aspect double glazed window, access to loft.

Conservatory



Double glazed window and double glazed door to garden, laminate flooring.

Outside

Rear Garden



Paved patio area, rest mainly laid to lawn areas with raised flower and shrub borders, feature rockery, rear access, side access

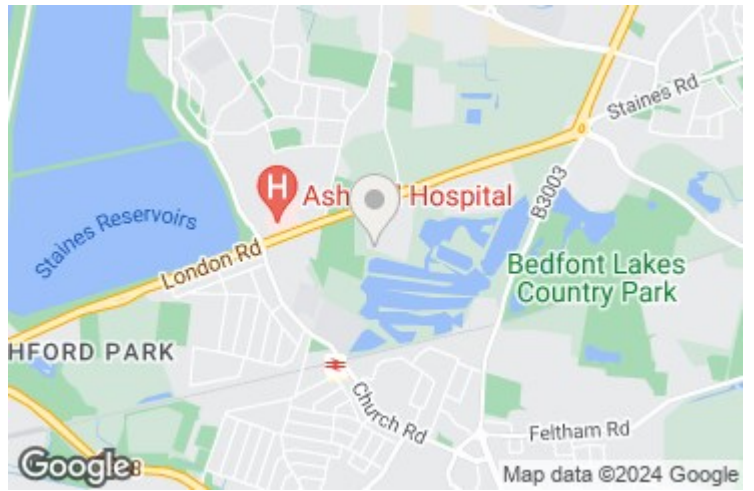




Double Length Detached Garage

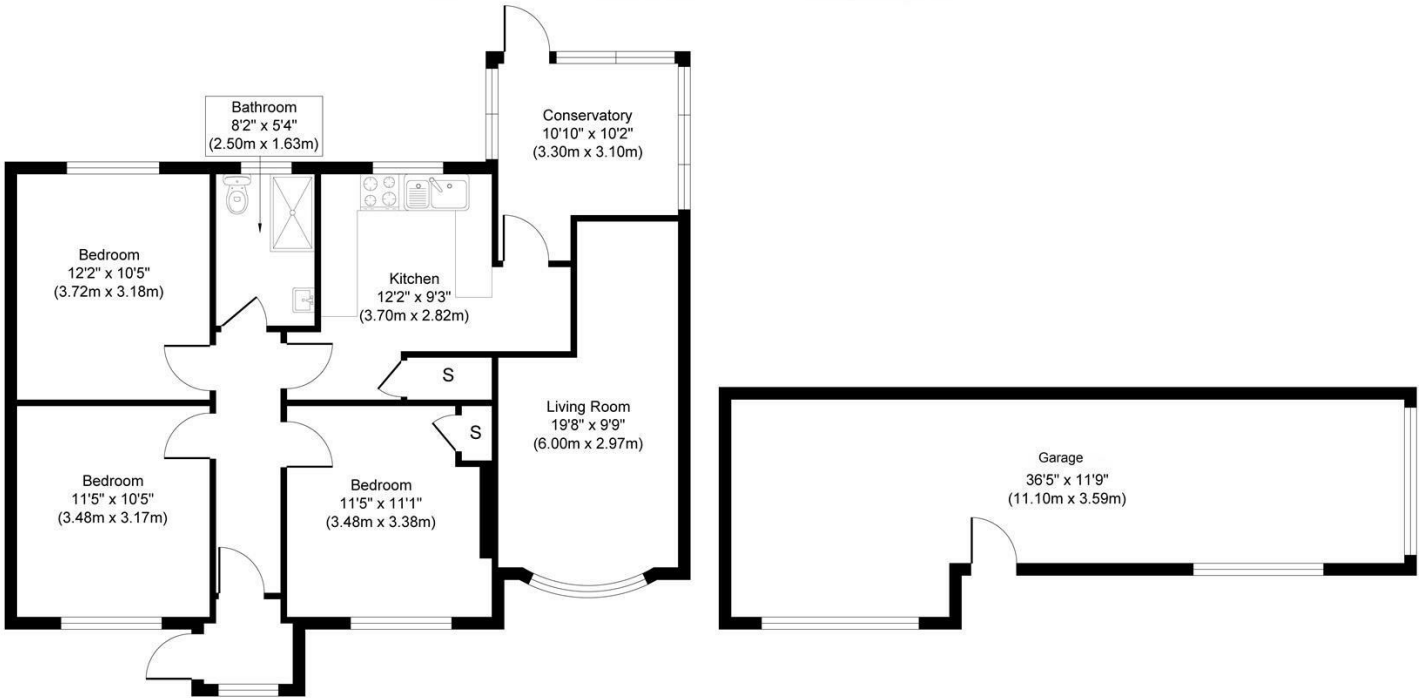


**Front
Paved area, side access.**



Up and over door, double glazed window and double glazed door. Access via the rear with off street parking.



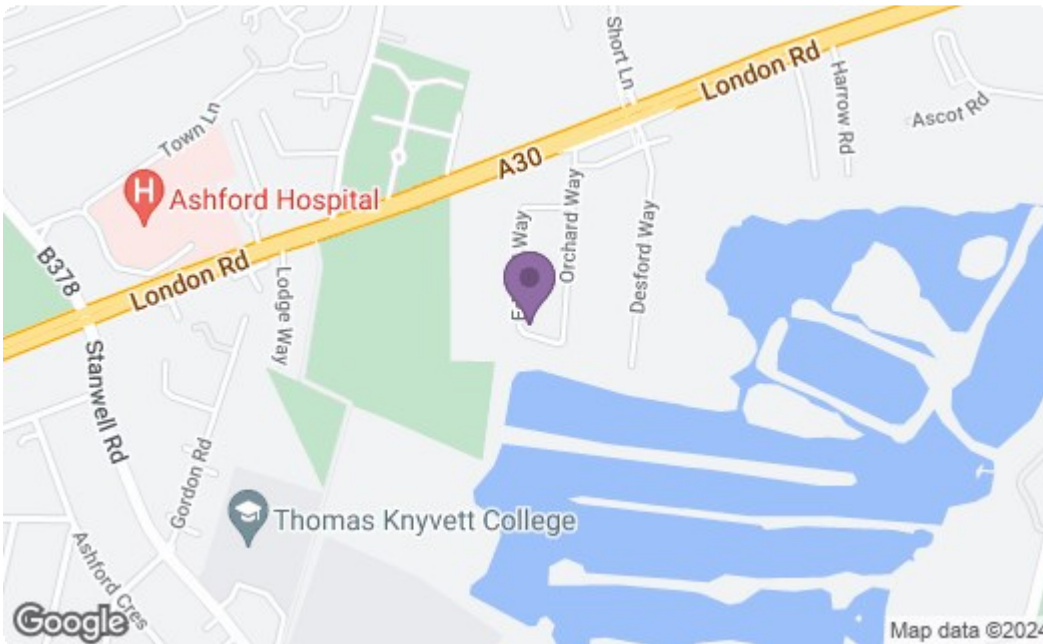


Ground Floor
Approximate Floor Area
909.65 sq.ft
(84.51 sq.m)

Outbuilding
Approximate Floor Area
357.03 sq.ft
(33.17 sq.m)

Approximate Gross Internal Floor Area 1266.68 sq. ft / 117.68 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
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