

# Milestone

## RESIDENTIAL

CELEBRATING 125 YEARS

22 Church Road, Ashford, TW15 2UY

T: 01784 800322

E: [enquiries@milestone-residential.com](mailto:enquiries@milestone-residential.com)

### 17 Sandells Avenue, Ashford, Surrey TW15 1AJ



**Asking Price £475,000 Freehold**



**A very spacious and adaptable 3-bedroom detached extended bungalow with huge potential. Suitable for a family home. Quietly situated in a cul-de-sac having a secluded and sunny aspect garden and off-street parking. Some updating required. No forward Chain.**

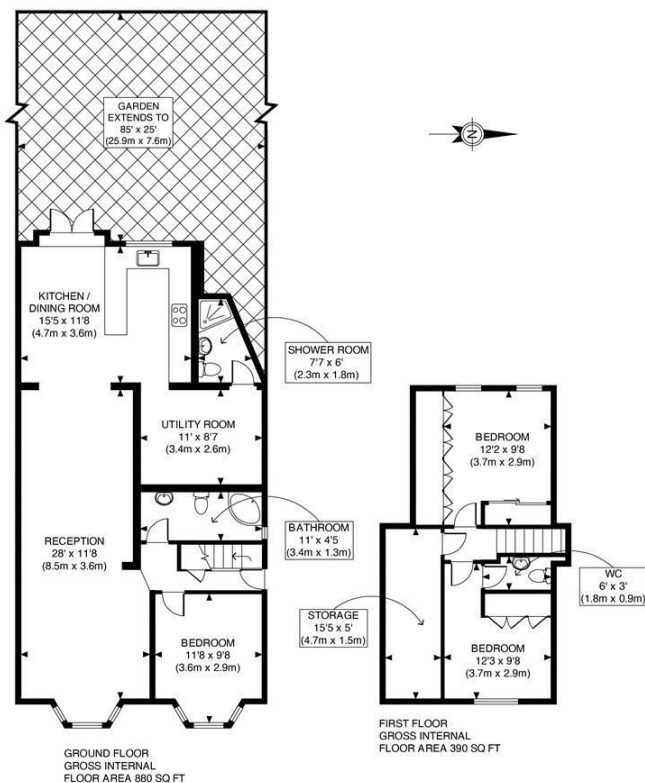
# 17 Sandells Avenue, Ashford, Surrey TW15 1AJ

## FOR SALE

This fine detached chalet style property provides 3 generous sized double bedrooms with the entrance hall leading to an spacious 30 ft lounge with access to a well fitted and modern kitchen and dining room. The ground floor accommodation is complete with a double bedroom, utility room, bathroom and a separate shower room. The first-floor features 2 further bedrooms and a cloakroom. The rear garden is secluded and sunny with parking and garage/workshop.

## LOCATION

Quietly situated and conveniently placed for local shops, and Bedfont Country Park and Lakes. Ashford town and Station are close by aswell as and Sunbury Cross shopping centre and the M3 motorway.



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

Energy Efficiency Rating: 83  
Environmental Impact (CO<sub>2</sub>) Rating: 50

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.