

Milestone

RESIDENTIAL

CELEBRATING 125 YEARS

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7 Edward Way, Ashford, TW15 3AY



Asking Price £595,000 Freehold



A beautifully presented 4-bedroom semi-detached family home with generous sized accommodation throughout and a delightful garden. Highly Recommended.

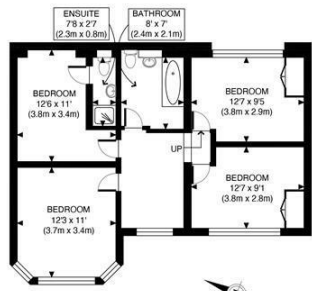
7 Edward Way, Ashford, TW15 3AY

FOR SALE

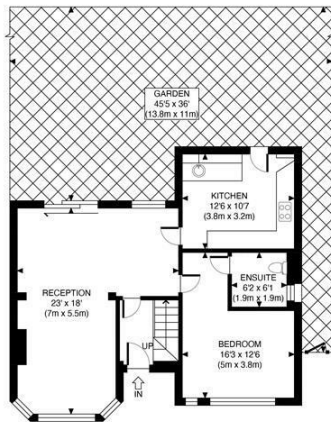
A viewing is highly recommended to appreciate this excellent 4 bedroom family property featuring an entrance porch leading to the entrance hall with staircase to first floor and door to a well presented open plan L shaped lounge/dining room with doors to the delightful garden. Further doors lead to a modern fitted kitchen/breakfast room, utility/cloakroom and family room/home office/occasional bedroom. The first-floor landing has 4 good sized bedrooms, one with en suite and a modern family bathroom. Outside, the stunning rear garden has a manicured lawn with patio areas and side gated pedestrian access to the front garden with off road parking.

LOCATION

Quietly situated in a desirable residential road of similar style housing and conveniently positioned for Ashford and Staines town centres, the M25 and Heathrow Airport. Bedfont Lakes Country Park is also close to hand.



GROSS INTERNAL FLOOR AREA 883 SQ FT



GROSS INTERNAL FLOOR AREA 715 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1398 SQ FT / 130 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
 Edward Way
 photoplan



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	86	EU Directive 2002/91/EC	71
England & Wales		England & Wales	

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.