

Milestone

RESIDENTIAL

CELEBRATING 125 YEARS

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Glen Moir 53, Parkland Grove, Ashford, TW15 2JB



Asking Price £745,000 Freehold



A large 4 double bedroom Edwardian semi-detached family home with original period features and a sunny aspect secluded 90ft garden in desirable and highly sought after residential road in Ashford Town Centre

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FOR SALE

An impressive Edwardian 4-bedroom family home retaining character and period features including the original tiled path to the front door and access to the entrance hallway with attractive balustraded staircase to the first floor. Doors lead off to a spacious dining room with fireplace, square bay window with cornicing to the ceiling. The lounge has a feature fireplace and cornicing with French doors leading to the secluded and sunny aspect garden. There is a further double room used as bedroom 4 with an ensuite. The kitchen has doors to a double-glazed Edwardian style conservatory and garden. The first floor provides 3 double bedrooms, a spacious family bathroom with bath and separate shower, a home office and loft access provides potential to extend further, subject to planning.

The sunny and secluded 90ft garden has a concealed timber-built workshop and side gated pedestrian access. The front garden has space for two cars.

LOCATION

Conveniently positioned in one of Ashford's Premier and highly sought after residential roads just off the high street (Church Road) within a short walk of the station. Ashford Manor Golf Course is also close to hand together with Country Park and lakes. The M3 & M25 are also nearby.



GROUND FLOOR
GROSS INTERNAL FLOOR AREA 1022 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH SUMMER HOUSE 1970 SQ FT / 183 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT SUMMER HOUSE 1790 SQ FT / 166 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.

Parkland Grove
Date: 1/11/2022
photoplan

| Energy Efficiency Rating | |
|--|---------------|
| Current | Potential |
| Very energy efficient - lower running costs A (81-91) | |
| B (69-80) | |
| C (55-68) | |
| D (39-54) | |
| E (21-38) | |
| F (11-20) | |
| Very energy efficient - lower running costs G | |
| Current: 66 | Potential: 85 |

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions A (81-91) | |
| B (69-80) | |
| C (55-68) | |
| D (39-54) | |
| E (21-38) | |
| F (11-20) | |
| Very environmentally friendly - lower CO ₂ emissions G | |

England & Wales EU Directive 2002/91/EC

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.