

## 1A Orchard Way, Ashford, TW15 3AU



**Asking Price £635,000 Freehold**



**We are pleased to offer this impressive and beautifully presented large 4 bedroom semi-detached family home having 3 bathrooms (2 en-suite) and delightful living accommodation throughout with a spacious luxury appointed Kitchen/Breakfast/family room with separate utility and cloakroom. Integral garage and off-street parking.**



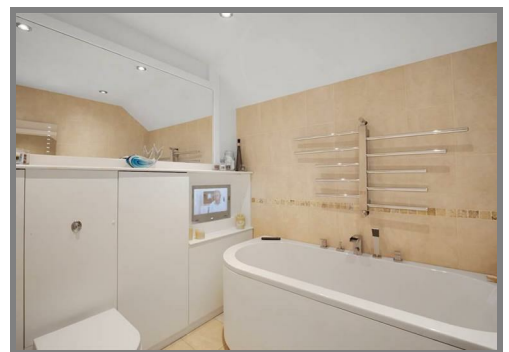
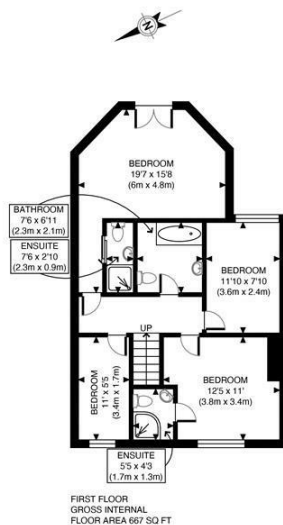
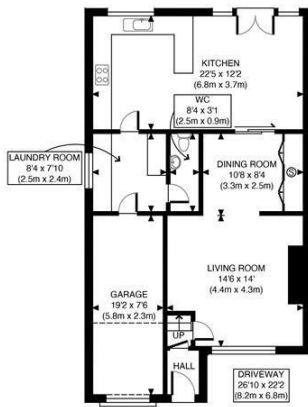
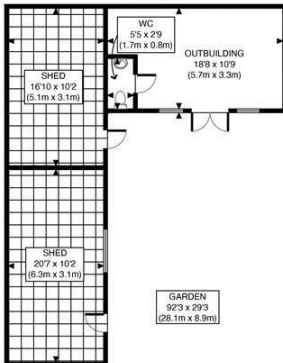
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## FOR SALE

This beautiful 4-bedroom home is presented in immaculate condition throughout. The front living room has a feature fireplace leading to a separate dining room and through to a luxury appointed kitchen/breakfast room with breakfast bar and 7 ring dual fuel range gas hob and double electric oven. There is a separate utility room and downstairs cloakroom. The first-floor split level landing leads to a stunning master bedroom with an en-suite and a Juliet balcony with views over the rear garden. The second bedroom also has an en-suite shower room. There are a further 2 good-sized bedrooms and a modern family bathroom on the 1st floor. The loft is fully boarded and insulated. The garden is well planned with patio area to the house and a further rear patio area with several outhouse's which comprise of a gym/home office, workshop. Together with numerous features, an integral garage and off-street parking this delightful family home is worthy of a viewing to really appreciate the excellent accommodation provided.

## LOCATION

Conveniently placed for access to Ashford town centre, Staines, Heathrow Airport and the M25 motorway. Bedfont Country Park and lakes and Ashford Manor Golf Club are also close by.



Energy Efficiency Rating	
Current	Potential
74	82
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
74	82
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
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.