

# Milestone

## RESIDENTIAL

CELEBRATING 125 YEARS

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### 15 Coolgardie Road, Ashford, TW15 1EN



**Asking Price £560,000 Freehold**



**A delightful 3 bedroom extended semi-detached home in the same ownership since new and now available with excellent accommodation throughout. The property has a beautiful secluded garden with off street parking. Scope to extend/convert garage**



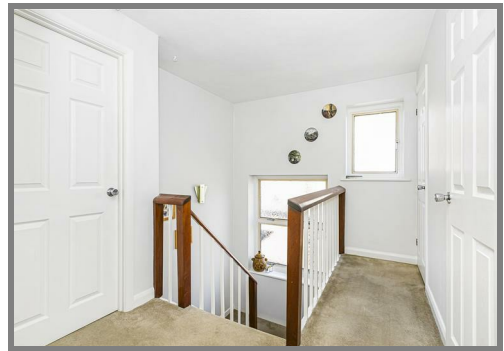
# 15 Coolgardie Road, Ashford, TW15 1EN

## FOR SALE

This attractive and spacious 3 bedroomed semi-detached property features a spacious lounge with doors through to a separate dining room and open access into a good-sized kitchen/breakfast room. The first floor provides 3 good bedrooms, bathroom and separate WC. The sunny and secluded rear garden is well planned with side gated access to off street parking and door to garage.

## LOCATION

Situated on a popular residential road with easy access into Ashford town centre and station. Clockhouse Park is also close to hand with local shops and the delightful Bedfont Lakes.



Approximate Gross Internal Area 1354 sq ft – 125 sq m  
 Ground Floor Area 877 sq ft – 81 sq m  
 First Floor Area 477 sq ft – 44 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



ESTABLISHED 1890

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) A		(82 plus) A	
(81-91) B		(69-81) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(21-54) E		(21-38) E	
(1-20) F		(1-20) F	
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 (Current), 64 (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: 83 (Current), 64 (Potential)

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.