

Milestone

RESIDENTIAL

CELEBRATING 125 YEARS

22 Church Road, Ashford, TW15 2UY

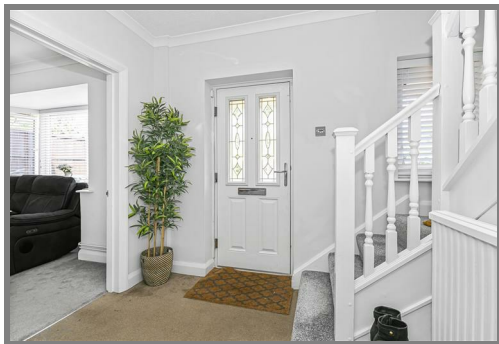
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25, Ford Close, Ashford, TW15 3SB



Asking Price £875,000 Freehold



An impressive and well presented 6 Bedroom detached double fronted family home quietly situated in a desirable cul de sac with a large secluded south facing garden close to Ashford Manor Golf Club.

25 Ford Close, Ashford, TW15 3SB

FOR SALE

This spacious 6 bedroom detached residence is situated in a highly regarded and sought after cul de sac, features include, entrance porch leading to the receiving hall having a balustraded staircase to the first floor and door off to a modern fitted kitchen and further door to a large and impressive lounge with feature fireplace and open access through to the 27ft dining room having doors out into the sunny, secluded garden. There's also doors to a downstairs cloak/shower room and integral garage together with a front drive with parking and garden.

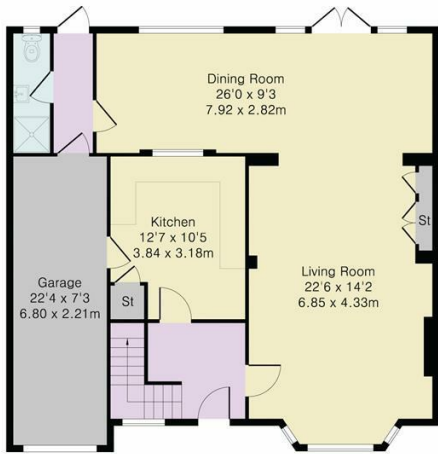
The first floor L shaped landing leads off to 6 good sized bedrooms and a spacious family bathroom. The master bedroom has been recently redesigned with a luxury en-suite bathroom. The rear garden is south facing and secluded. Highly Recommended.

LOCATION

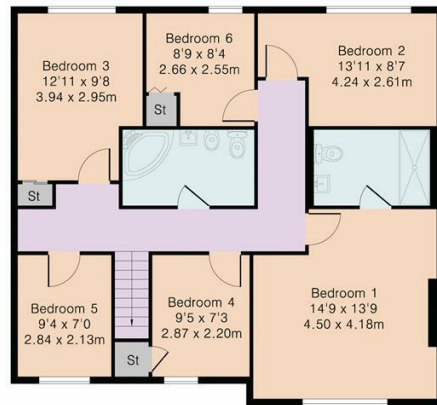
Situated in a quiet and exclusive cul de sac position close to Ashford town centre and station. Fordbridge Park and Ashford Manor Golf Course are just a short walk away. The nearby A308 provides access to both Sunbury and Staines shopping together with the M3 and M25 motorways.



Approximate Gross Internal Area 1930 sq ft – 179 sq m
 Ground Floor Area 995 sq ft – 92 sq m
 First Floor Area 935 sq ft – 87 sq m



Ground Floor



First Floor



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 ₂) Rating	
Current	Potential	Current	Potential
79	59	B	D
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.