

Milestone

RESIDENTIAL

CELEBRATING 125 YEARS

22 Church Road, Ashford, TW15 2UY

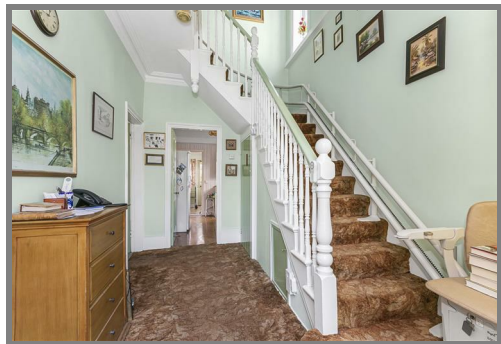
T: 01784 800322

E: enquiries@milestone-residential.com

37 Clarendon Road, Ashford, TW15 2QH



Asking Price £550,000 Freehold



A most appealing 3-bedroom semi-detached period property with many delightful features and sunny garden in desirable town centre location, close to station. No Forward Chain

37 Clarendon Road, Ashford, TW15 2QH

FOR SALE

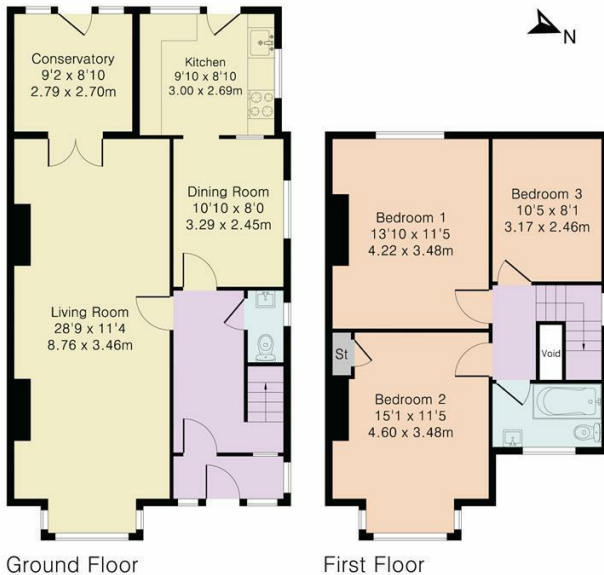
This fine period family home with high ceilings features an enclosed double-glazed porch with front door to an attractive receiving hall with balustraded staircase, cloakroom and doors off to a splendid through lounge with doors to a conservatory and further doors to a sunny south/west garden and attractive covered terrace. The kitchen is well fitted with a separate breakfast room. The first floor provides access to 3 good sized bedrooms and bathroom. There is potential to extend and upgrade to create a fine character family home.

LOCATION

Situated in a very desirable and sought after town centre road with high street, station and gym just minutes' walk away. Staines shopping centre and River Thames are close to hand together with Bedfont Lakes Country Park. The M3 and M25 Motor ways are also a short distance drive away. Heathrow airport and Ashford hospital are also conveniently placed.



Approximate Gross Internal Area 1206 sq ft – 113 sq m
 Ground Floor Area 705 sq ft – 66 sq m
 First Floor Area 501 sq ft – 47 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 practise. 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	
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	85	EU Directive 2002/91/EC	65
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.