

Milestone

RESIDENTIAL

CELEBRATING 125 YEARS

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69 Avondale Road, Ashford, TW15 3HW



Asking Price £512,500 Freehold



A splendid 3/4 bedroom semi-detached family home with delightful and secluded rear garden having off street parking and detached garage situated in a desirable residential road.

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FOR SALE

A well presented 3/4 bedroom semi detached property with enclosed porch and front door to the entrance hall and open plan/lounge dining room and a modern kitchen. The first-floor features 3 good sized bedrooms, modern bathroom with separate shower and a spiral staircase to a useful loft room/bedroom 4. The delightful rear garden is well stocked and secluded with a large garage/outhouse and additional useful room at rear, perfect for a home office. The front has parking for 2 cars. Highly Recommended.

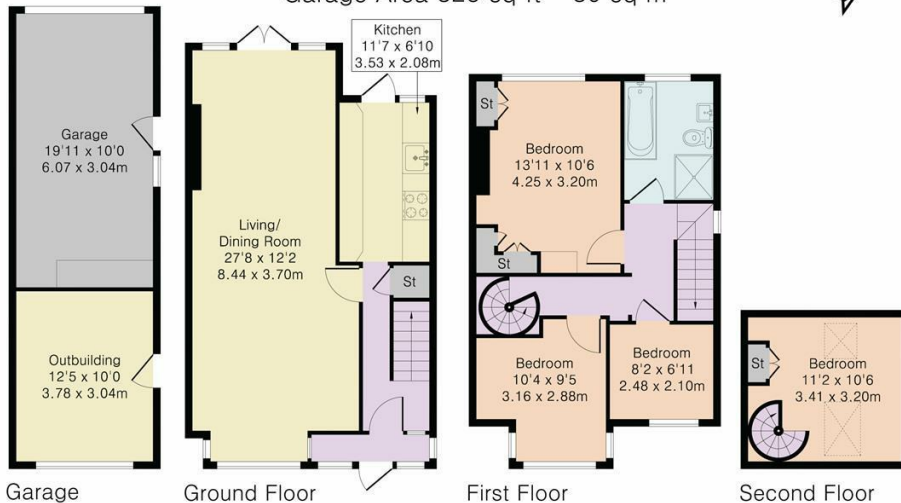
LOCATION

Situated in a popular residential road within walking distance of town centre, station and large supermarket. The M25 is also close to hand together with Staines shopping centre and the River Thames. Both Heathrow Airport and Ashford Hospital are also nearby and Bedfont Lakes Country Park



Approximate Gross Internal Area 1373 sq ft - 127 sq m

Ground Floor Area 487 sq ft – 45 sq m
 First Floor Area 444 sq ft – 41 sq m
 Second Floor Area 117 sq ft – 11 sq m
 Garage Area 325 sq ft – 30 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 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	
England & Wales	EU Directive 2002/91/EC	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.