

**32 Stanwell Road, Ashford, Surrey TW15 3ER**



**Asking Price £685,000 Freehold**



**A grand and impressive large Victorian 5 bedroom semi-detached family home with integral garage and generous parking close to town centre.  
No Forward chain**

## FOR SALE

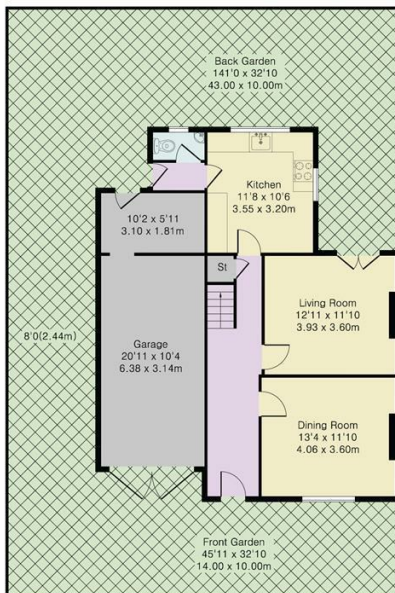
This excellent Victorian family home has a spacious entrance hall which leads off to a lounge with feature fireplace, separate dining room with a further period fireplace, cloakroom and modern double aspect kitchen with door to the sunny garden. The first floor features a split-level landing leading off to 5 double bedrooms and 2 bathrooms. The high ceilings and period features compliment this fine character family home with splendid 140ft garden and an integral garage, Suitable for conversion with opportunity to extend on side and rear. Ample car parking for 3-4 cars.

## LOCATION

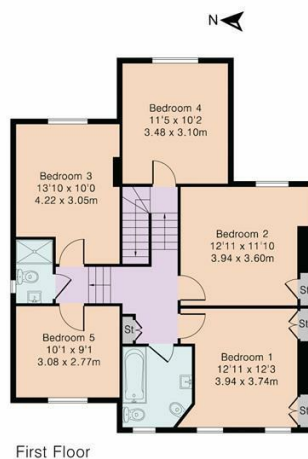
Conveniently positioned within walking distance of Ashford town centre and station. Heathrow and Ashford Hospital are also close to hand together with the A30 providing an easy link to Staines and the M25 and M3



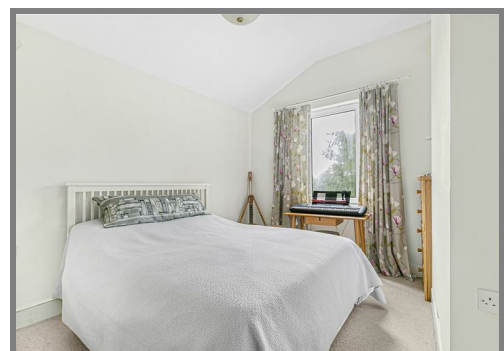
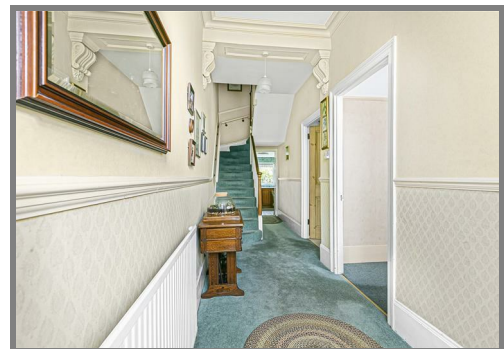
**Approximate Gross Internal Area 1756 sq ft - 163 sq m**  
Ground Floor Area 894 sq ft - 83 sq m  
First Floor Area 862 sq ft - 80 sq m



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.



| 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                                 |                         | (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 <sub>2</sub> 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.*