

3 Sandells Avenue, Ashford, TW15 1AJ



Asking Price £535,000 Freehold



An attractive and well-presented 3/4-bedroom semi-detached modern home with parking having a lounge with bay window, separate family room, cloak/shower room, family bathroom and an open plan modern fitted kitchen/dining room with doors to a good sized secluded and sunny garden with extended patio area and a potential home office.

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FOR SALE

This delightful and adaptable 3/4 bedroom semi-detached home is presented in excellent condition throughout with an enclosed front porch having a further door to the entrance hall with shower/cloakroom, a separate front living room with bay window and a large family room having open access to a modern well fitted kitchen/dining room. The first floor has access to 3 bedrooms and modern family bathroom. A further feature is the large sunny and secluded garden with out building suitable for a home office/gym or a summer house. Off street parking.

LOCATION

Situated in a popular residential road close to local shops and bus routes. Both Ashford station and town centre are close to hand and Bedfont lakes and Country Park



Approximate Gross Internal Area 1140 sq ft - 106 sq m
Ground Floor Area 615 sq ft - 57 sq m
First Floor Area 394 sq ft - 37 sq m
Outbuilding Area 131 sq ft - 12 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.



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	85	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	47	(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.