



Fontmell Close | Ashford | Middx | TW15 2NR

Offers In Excess Of £575,000

Freehold

Waterford's W
Residential Sales & Lettings

Fontmell Close | Ashford
Middx | TW15 2NR
Offers In Excess Of £575,000

Coming to the market for the first time in over 60 years is this 1954 built detached 3 bedroom family home set in a quiet cul de sac location in Ashford, Middx.

OPEN HOUSE Sat 19th October 11am - 2pm
by Appointment only

- Detached house
- Two reception rooms
- No onward chain
- Double length garage
- Cul de sac location
- Three bedrooms
- Scope for extension STPP
- Walking distance to amenities
- Pretty, enclosed front and rear gardens
- Spelthorne BC council tax band = F

DESCRIPTION

The vendors are now moving into Residential accommodation and the house is looking for a new family to grow, love and enjoy it. The property would benefit from some modernisation but has been well looked after over the years. Its also an ideal opportunity to substantially extend and improve the house, STPP, as others down the Close have been.

Comprising entrance hall with door to Dining Room 13'3 x 11'9 (4.05 x 3.59) front aspect with door leading to

Extended living room 21' 1 x 10'3 (3.12 x 6.42 max) with sliding Patio doors to rear garden and sliding door to kitchen

Kitchen 8'8 x 12' (2.65 x 3.65) with door to outside hallway,



DISCLAIMER:

In accordance with Section 21 of the 'Estate Agent Act 1979', we declare that there is a personal interest of a Waterfords Employee in the sale of this property.



with Harveys Water softener, and pedestrian door to garage. A covered outdoor hallway wraps around the kitchen and has made an excellent Lean-to Utility area with space for washing machine, tumble dryer and freezer, plus other storage with glazed doors opening to garden and garden taps, hot and cold.

From hallway the stairs lead to first floor landing with Loft access

Separate WC

Separate Bathroom with sink, bath with shower attachment and bidet (note: bidet not working due to needing tap)

Airing cupboard housing emersion heater, and Worcester Gas Condensing Boiler

Bedroom Two overlooking back garden, fitted wardrobes to one side and matching work area to other - 12'2 into wardrobes x 10'4 (3.71 x 3.14)

Bedroom One overlooking front - 10'4 x 11' 9 (3.16 x 3.59)

Bedroom Three overlooking front, fitted wardrobes and dressing table area - 8'9 x 8'10 (2.67 x 2.68)

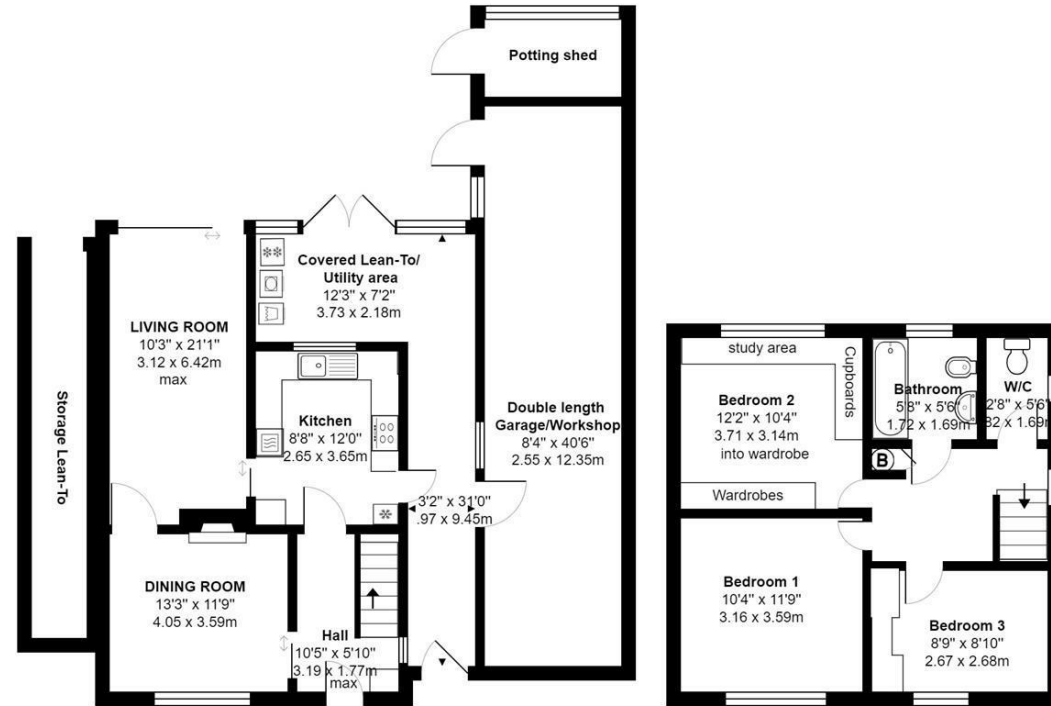
The rear garden, which is on 2 levels, comprises a sunny paved patio leading to a lawned area with mature plants and trees. The garden is secure and fenced all round. To the left hand side of the garden, running along the side of the house, is a useful lean-to storage area, great for bicycles.

To the front is driveway parking for 1 vehicle with lawned area with flower border and rose trees surrounding. The garage 40'6 x 8'4 (12.35 x 2.55) is double length, and stretches into a workshop with door to garden leading out to useful potting shed.

Fontmell Close is a quiet no through road off the right hand side of Fontmell Park, accessed via the Feltham Hill Road end.

This popular location is convenient for easy access to the town centre, local amenities and main line station.

Heathrow Airport can be accessed by a variety of routes depending which Terminal you require. Ashford Hospital is off the A30 – B378. Commuting via car is easy from this property with the M3, M25 and A30 located a short drive away.



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			81
(91-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(14-38) F			
Not energy efficient - higher running costs			
(1-20) G			
England & Wales		EU Directive 2002/91/EC	

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