





Hiltens Presents this spacious 3-bedroom semi-detached house situated on a desirable road presenting an exceptional opportunity for versatile living arrangements and development potential. With rear access enhancing convenience, the property provides flexibility for expansion and further development. The ground floor consists of a spacious through lounge, storage spaces and fully fitted kitchen. The first floor consists of three double bedrooms and family bathroom. Situated moments away from Hatton Cross Station, Heathrow, Ashford and great local amenities. Whether utilized for extended family living or as an investment opportunity, this property promises a blend of contemporary comfort and future potential in a sought-after location.

Spacious 3-bedroom semi-detached house with development potential.

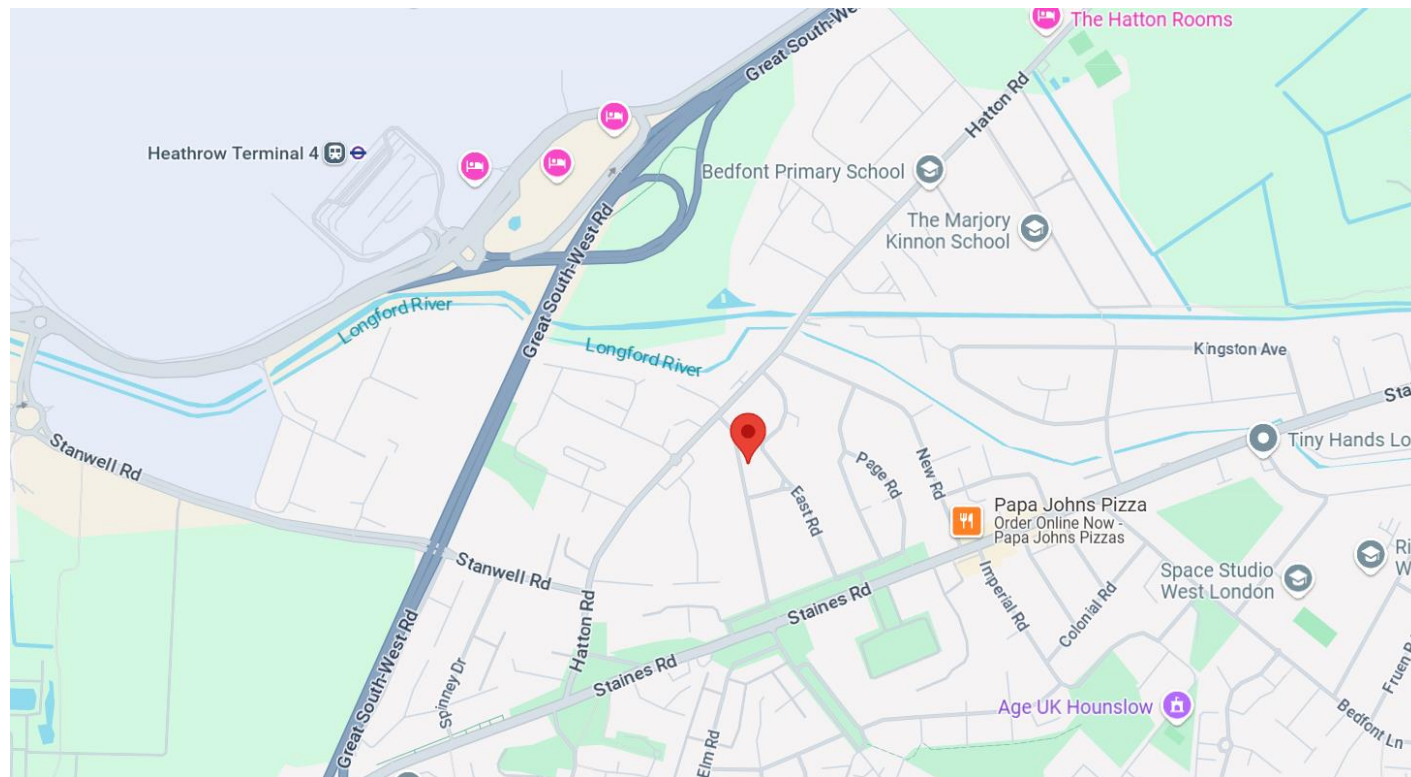
Ground floor includes a large lounge, storage, and fitted kitchen.

First floor has three double bedrooms and a family bathroom.

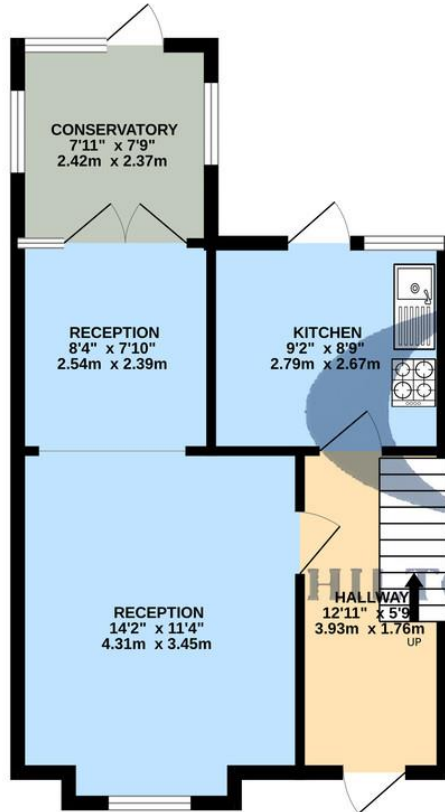
Close to Hatton Cross Station, Heathrow, Ashford, and amenities.

Ideal for family living or as an investment with future potential.

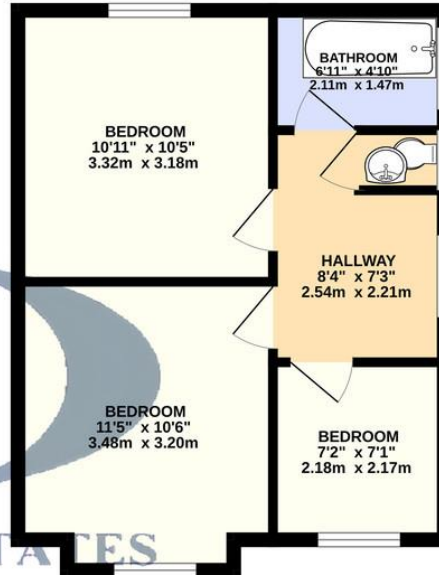




GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.