





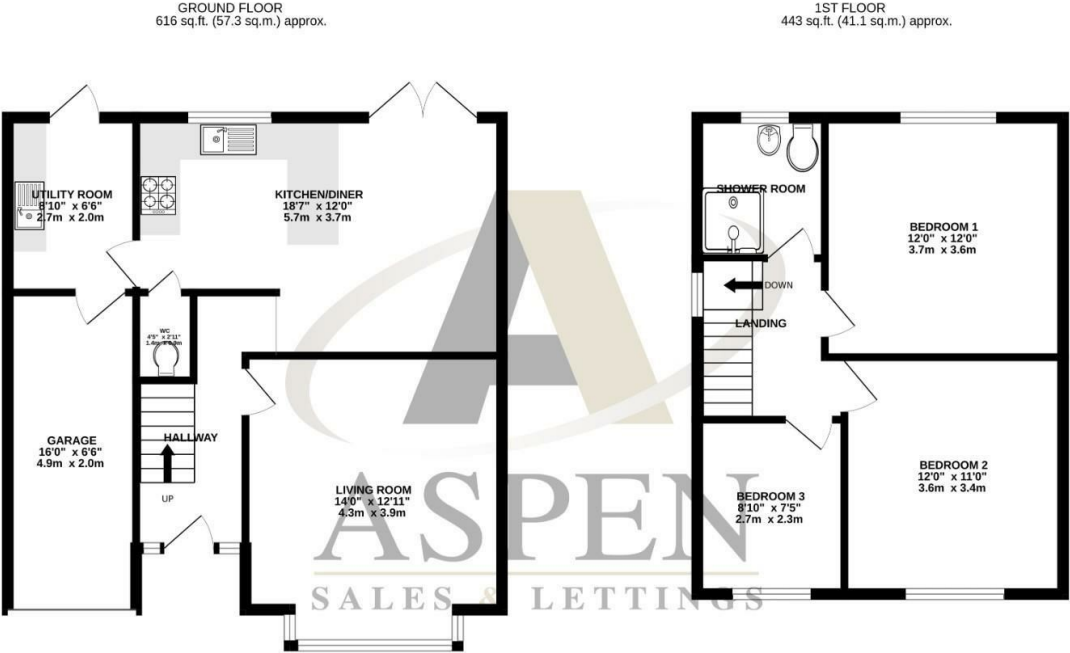
## 30 St. Hildas Avenue, Ashford, TW15 3QZ

Situated on one of Ashford's most sought-after roads, this immaculately presented and extended three-bedroom semi-detached family home offers an exceptional blend of space, comfort, and location. Ideally positioned within easy reach of Ashford town centre, the mainline station, local parks, and the renowned Ashford Manor Golf Course, this property provides the perfect setting for convenient family living. The home features two generous reception rooms, a separate utility room, a downstairs W.C., and an integrated garage—ideal for modern family needs.

A standout feature of this home is the expansive southerly-facing rear garden, bathed in sunlight throughout the day and offering a superb space for outdoor entertaining, gardening, or future expansion. The property presents excellent potential to further extend, subject to the usual planning permissions, allowing the next owners to tailor the space to their own vision. With its prime location, generous plot size, and scope for development, this property is a rare opportunity not to be missed. To view call Alex White and his market leading sales team at Aspen estate agents.



Floor Plan



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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.

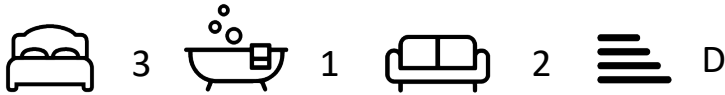
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Features

- Located on one of Ashford's most desirable and prestigious residential roads
- Two generous reception rooms, ideal for family living and entertaining
- Integrated garage providing secure parking or additional storage
- Fantastic scope to further extend the property (subject to planning permission)
- Extended three-bedroom semi-detached family home offering spacious accommodation
- Separate utility room and downstairs W.C. for added convenience
- Expansive southerly-facing rear garden with excellent sunlight and outdoor potential
- Prime location close to Ashford town centre, mainline station, parks, and Ashford Manor Golf Course

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