

## Ashridge Way Sunbury-On-Thames



**£489,950 Freehold**

- End of terrace family house
- Three bedrooms
- Stunning kitchen, dining, family room
- Stunning shower room and W.C.
- West facing private rear garden
- Extended and beautifully presented
- Through reception room
- Ground floor cloakroom W.C.
- Driveway with off street parking
- Offered for sale with no chain

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## Ashridge Way, Sunbury-On-Thames, Surrey TW16 7SE

An extended and beautifully presented end of terrace family house with three bedrooms, lovely West facing private rear garden, off-street parking and offered for sale with no chain. This location gives good access to amenities, green spaces, sought-after local schools, bus services and Sunbury railway station.

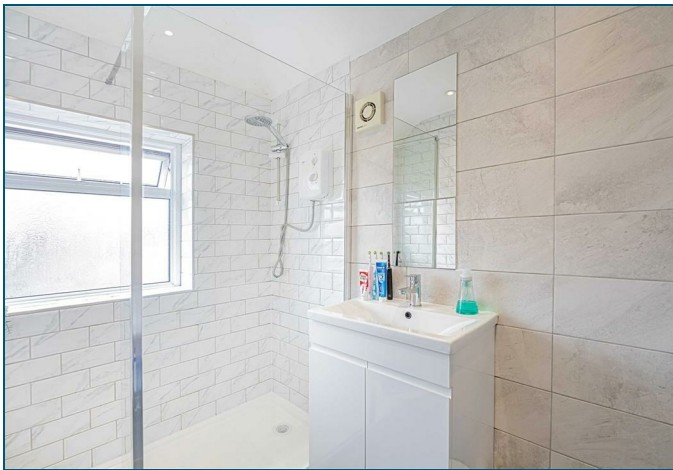
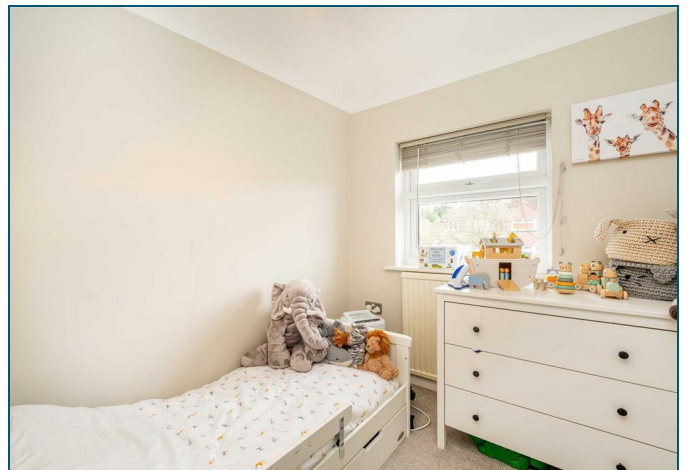
An entrance hallway with a built-in storage cupboard leads to the through reception room with a front aspect bay window and sitting and dining reception areas. The kitchen, dining and family reception room has a stunning range of modern fitted kitchen units with integrated appliances and double-glazed sliding patio doors to the garden. There is a ground floor cloakroom W.C.

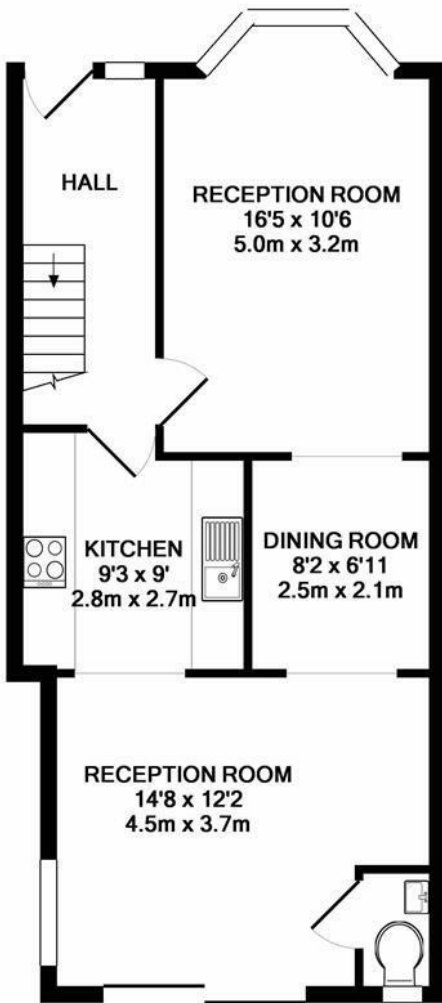
Stairs lead to the first floor landing with access to loft space, side aspect double glazed window and doors to all rooms. The principal double bedroom is front aspect and has a built-in storage cupboard. There is a good-sized rear aspect second double bedroom. The third bedroom is a good-sized single room. There is a fully tiled shower room and W.C. with a modern fitted suite, chrome heated towel rail and double-glazed frosted window. Additional features include beautifully presented décor throughout the home, double glazing, and gas central heating.

Outside there is a front garden with a lawned area, tree and shrub borders, and a gravelled driveway provides off-street parking. Secure pedestrian side access leads to the West facing private rear garden with lawned and patio areas, tree, and shrub borders.



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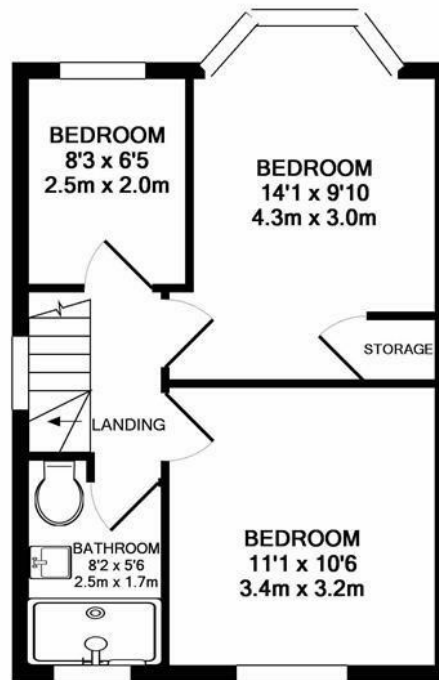


GROUND FLOOR  
APPROX. FLOOR  
AREA 554 SQ.FT.  
(51.5 SQ.M.)

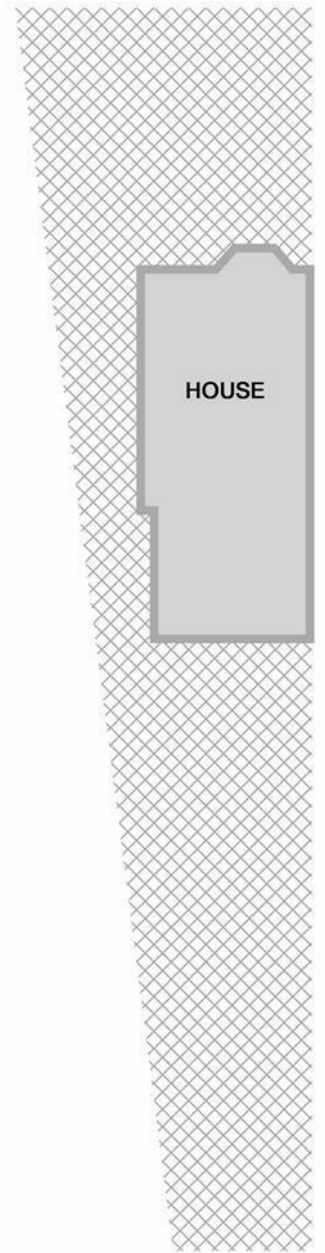
ASHRIDGE WAY

TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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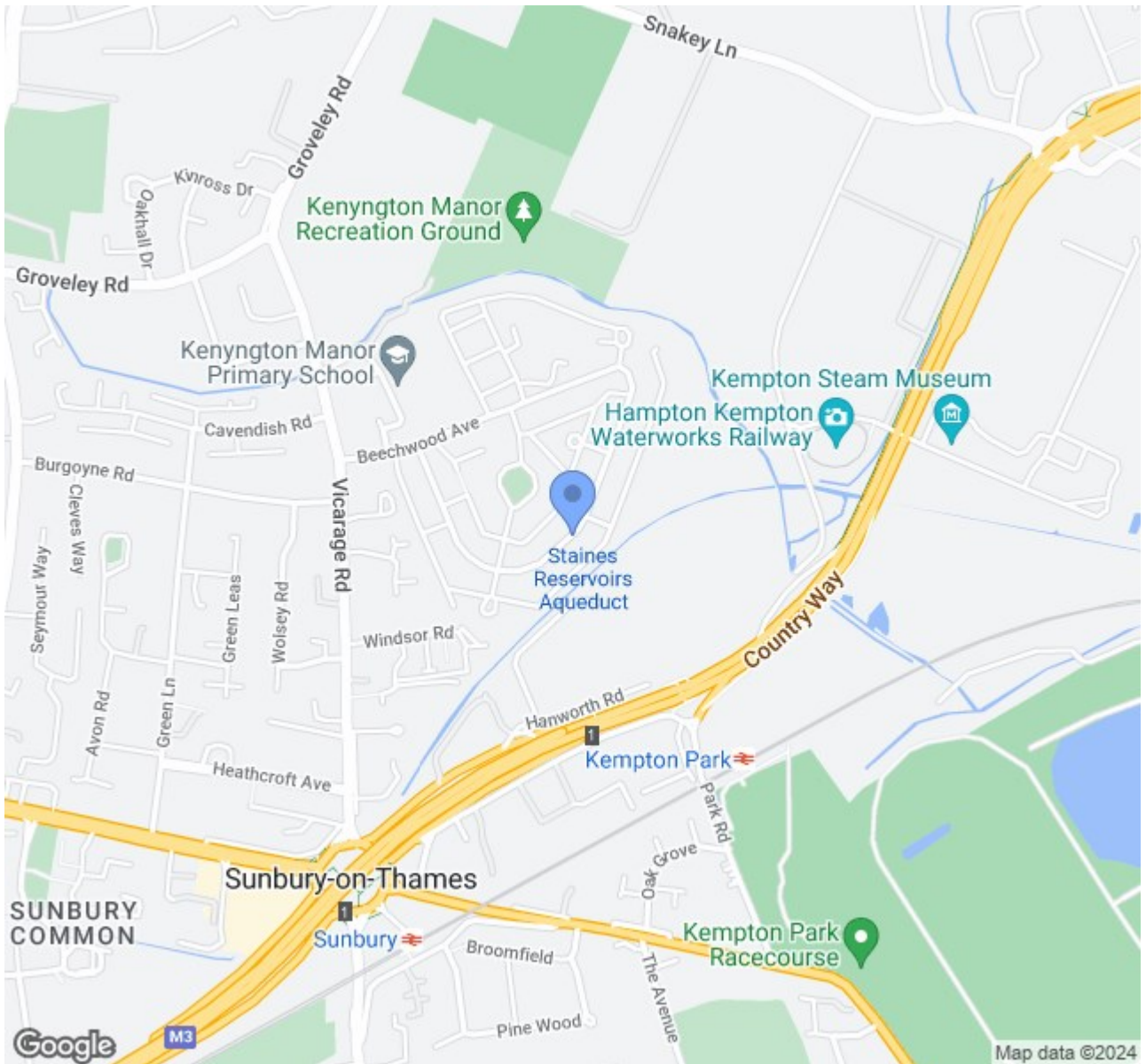


1ST FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)



SITE PLAN





| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 | 80        |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A   | 80        |
| (81-91) B   |           |
| (69-80) C   |           |
| (55-68) D   |           |
| (39-54) E   |           |
| (21-38) F   |           |
| (1-20) G  |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales   |           |
| EU Directive 2002/91/EC   |           |

\*\*All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them\*\*