



Ford Road, Ashford, Middlesex, TW15 2RD

£525,000 Freehold



A rare opportunity to acquire this three bedroom 1930's terraced property with garaging. Located within just yards of High Street amenities, mainline train station, local nurseries and schools. Accommodation comprises entrance porch, entrance hallway, two reception rooms, kitchen, first floor bathroom and a private 60ft east facing rear garden. Further benefits include double glazing throughout, gas central heating and no onward chain.

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Composite double glazed main door with exterior light to:

ENTRANCE PORCH:

Tiled flooring and door to:

ENTRANCE HALLWAY:

Stairs to first floor. Picture rail, dado rail, radiator, under stairs storage cupboard and doors to all rooms.

LOUNGE:

Picture rail, coal effect electric fireplace. With wood surround and mantle, with granite heath. Radiators and front aspect double glazed bay window.

DINING ROOM:

Picture rail, radiator, feature fireplace and rear aspect doubled glazed door to garden.

KITCHEN:

Fitted kitchen comprises eye and base level units, single sink and drainer unit with mixer tap, fitted oven, hob and extractor fan over, space for other appliances, coved ceiling and part tiled walls. Laminate wood effect flooring and rear aspect double glazed window.

FIRST FLOOR

Access to loft, radiator, picture rail, dado rail and doors to all rooms.

LANDING:

BEDROOM TWO:

Picture rail, radiator and rear aspect double glazed window.

BEDROOM ONE:

Built in wardrobes, picture rail, radiators and front aspect double glazed bay window.

BEDROOM THREE:

Coved ceiling, picture rail and front aspect double glazed window.

FAMILY BATHROOM:

Comprising corner bath with electric shower over, pedestal wash hand basin, low level WC, coved ceilings, part tiled walls and rear aspect opaque double glazed windows.

OUTSIDE

REAR GARDEN:

Approximately 70ft. East Southern, electric awning, patio area, lawn area, well established shrub and flower beds, timber shed, enclosed by panel fencing and gate to:

GARAGE IN BLOCK:

With up and over door.

FRONT:

Offering potential for off street parking subject to local authority approval, brick paved area, well established plant and shrub borders, enclosed block brick walling and pathway to main entrance.

COUNCIL TAX BAND:

D - Spelthorne Borough Council

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

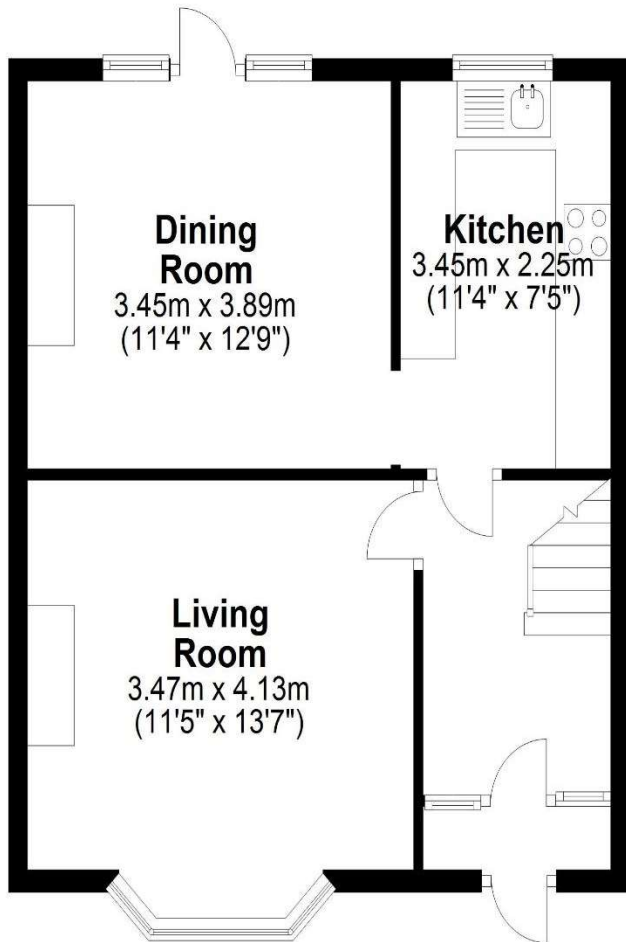


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FLOORPLAN

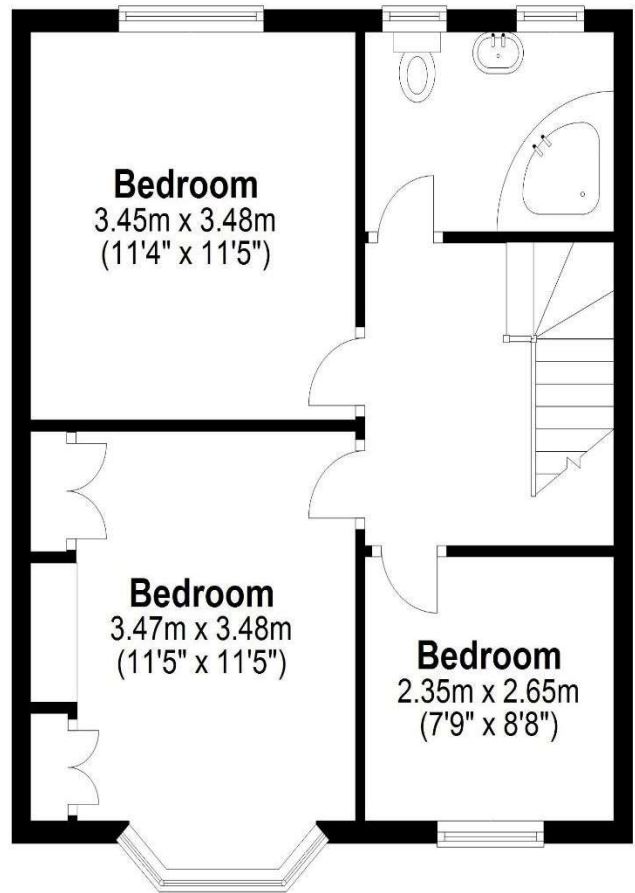
Ground Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



Total area: approx. 88.1 sq. metres (948.4 sq. feet)

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EPC

18 Ford Road ASHFORD TW15 2RD		Energy rating D
Valid until 8 August 2034	Certificate number 0714-3040-9208-4614-8200	

Property type	Mid-terrace house
Total floor area	88 square metres

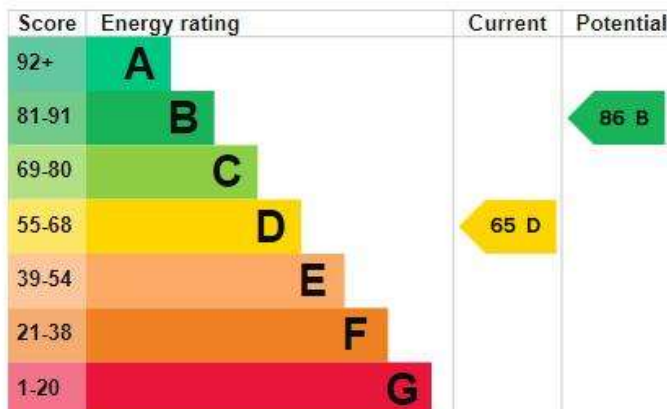
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.