

The **Frost** Partnership

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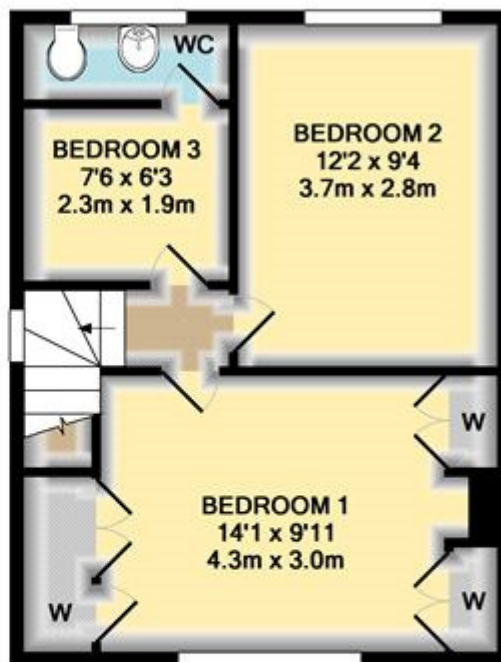
Guide Price £350,000 Freehold



A two/three bedroom semi-detached house situated within easy reach of local schools. The original third bedroom has been part converted into a w.c but can be easily put back into a third bedroom. The property benefits from a large rear garden and has much potential to extend (subject to planning permission). No onward chain. EPC Rating: E



GROUND FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.7 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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Council Tax Band: D

Spelthorne Borough Council, Council Tax Band D being £1,916.51 for 2019/20.

Mortgage Services:

We refer prospective purchasers to Mortgage Advice Bureau (MAB). They are a leading mortgage network as well as the most recognised intermediary consumer brand, winning over 70 national awards for quality of its advice and service during the last five years. They can search thousands of mortgage deals to find the right one for you. Some of these schemes cannot be found on the high street and are exclusive to them. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, we will receive a referral fee of £300 inclusive of VAT from them.

Conveyancing Services:

We refer prospective purchasers to Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and no sale, no fee arrangement with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, we will receive a referral fee of £250 inclusive of VAT from them.

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.

1st
out of
53 agents

No. 1 agent in Ashford

Consistently outperforming all other agents
in Ashford over a one year period
April 2017 - March 2018 for property sales
agreed in TW15 1, TW15 2, TW15 3, TW19 7



No. 1 agent according to the No. 1 UK property portal

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rightmove

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