



35 St. Hildas Avenue, Ashford, TW15 3RG

£350,000

## 35 St. Hildas Avenue, Ashford, TW15 3RG

No onward chain! This immaculately presented and newly professionally redecorated two double bedroom ground floor maisonette is ideally situated on one of Ashford's most desirable residential roads, within easy walking distance of the town centre and mainline station. Offering bright and spacious accommodation throughout, the property features a well-proportioned living room with patio doors opening directly onto the rear garden, creating a wonderful sense of indoor-outdoor living. There is also a separate fitted kitchen, two generous double bedrooms, and the comfort of gas central heating.

To the rear, the property enjoys a good-sized private garden with a decking area and garden shed, providing an ideal space for relaxing or entertaining. The front garden offers potential for off-street parking (subject to the usual permissions). Further benefits include a share of the freehold, recently purchased with a 996-year lease remaining, and the significant advantage of no service charge or ground rent, making this an excellent opportunity for first time buyers, downsizers or investors. Call Alex White and his market leading sales team at Aspen estate agents.



# Floor Plan

GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.0 sq.m.) approx.

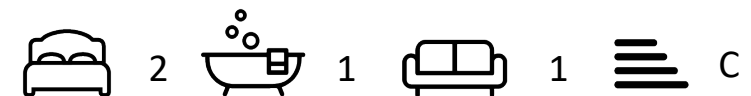
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, towers and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

- Immaculately presented and newly professionally redecorated throughout
- Situated on one of Ashford's most desirable residential roads
- Bright and spacious living room with patio doors opening onto the garden
- Good-sized private rear garden with decking area ideal for entertaining
- Front garden with potential for off-street parking (STPP)
- Spacious ground floor maisonette with two generous double bedrooms
- Within walking distance of Ashford town centre and mainline station
- Separate fitted kitchen with ample storage and workspace
- Garden shed providing useful outdoor storage
- Share of freehold with a recently purchased 996-year lease and no service charge or ground rent

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Tenure - Leasehold - Share of Freehold Council Tax Band - B

