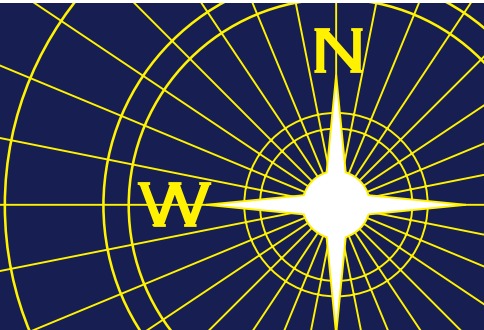




Gordon Road, Ashford, Middlesex, TW15 3ES

£620,000 F/H



A truly stunning 'good as new' detached four bedroom home built in 2005, situated in a no through road, close to local schools and mainline station. This spacious property offers large lounge, family room, downstairs cloakroom, fantastic kitchen/ diner, two bathrooms and huge landing. Externally, there is a secluded 35ft (10.67m) garden with seating area and two car driveway. Access to Ashford's main shops, restaurants and Tesco superstore is a few minutes walk away.

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<u>ENTRANCE HALLWAY:</u>	Oak effect flooring, under floor heating, stairs to first floor.
<u>CLOAKROOM:</u>	In white with low level WC, wash hand basin set into vanity unit, built in storage, ceramic tiled floor, under floor heating. Frosted double glazed window to front.
<u>FAMILY ROOM:</u>	Under floor heating, cupboard housing meters and fuse board, cupboard housing gas combination boiler, built in play house, built in storage. Double glazed window to front.
<u>LOUNGE:</u>	Under floor heating, Oak effect flooring, picture rail, feature Limestone fireplace. Double glazed French doors onto seating deck.
<u>KITCHEN:</u>	Extensive range of Grey Shaker style base and eye level units, quartz stone work tops, wine rack, Oak effect flooring, integrated dishwasher, space for American fridge/freezer, space for dining table, soft close doors and drawers, built in electric oven and combination Bosch microwave, five ring gas hob with extractor over, built in broom storage cupboard, concealed lighting, one and a half bowl stainless steel sink unit with flexi head mixer tap. Dual aspect double glazed French doors onto rear deck.
<u>LANDING:</u>	Ceiling skylight, doors into all bedrooms and bathroom.
<u>BEDROOM ONE:</u>	Under floor heating, picture rail, dado rail. Double glazed window to front. Sliding door into:
<u>EN-SUITE SHOWER:</u>	White suite comprising low level WC, wash hand basin set into vanity unit, glass shower cubicle housing chrome mixer tap, extractor fan. Frosted double glazed window to front.
<u>BEDROOM TWO:</u>	Under floor heating, panelled feature wall, hatch to loft space, built in wardrobe and storage. Double glazed window to front.
<u>BEDROOM THREE:</u>	Under floor heating, built in wardrobe and storage. Double glazed window to rear.
<u>BEDROOM FOUR:</u>	Under floor heating. Double glazed Velux ceiling window.
<u>BATHROOM:</u>	White suite comprising low level WC with concealed flush, wash hand basin, built in storage, panel bath with chrome mixer shower over, space for washing machine. Double glazed Velux ceiling window.

OUTSIDE

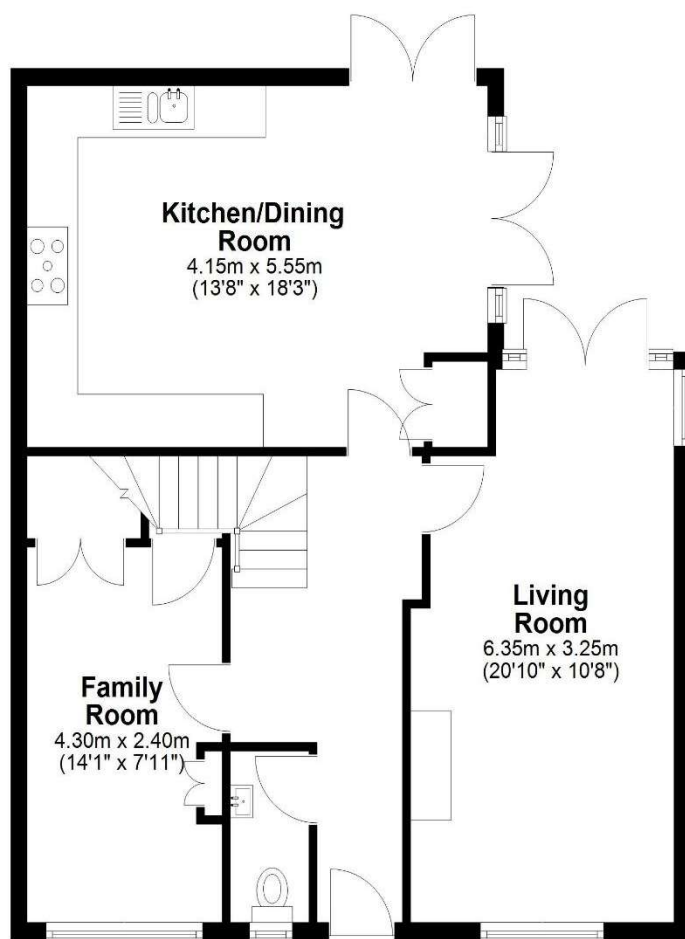
<u>REAR GARDEN:</u>	Approximately 35ft (10.67m). Seating deck, outside tap, external power and lights, Pergola, courtesy lighting, walk through storage shed, various climbing plants.
<u>FRONT GARDEN:</u>	Lawn area and paved path.
<u>PARKING:</u>	Private driveway with parking for two cars.
<u>COUNCIL TAX BAND:</u>	F – Spelthorne Borough Council
<u>VIEWINGS:</u>	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

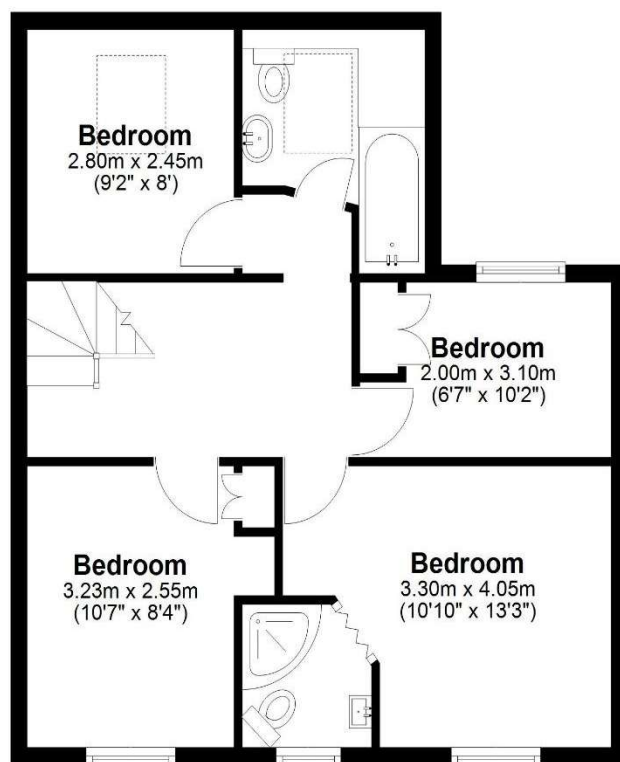
Ground Floor

Approx. 68.4 sq. metres (736.7 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.7 sq. feet)



Total area: approx. 121.1 sq. metres (1303.4 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

5 Gordon Road ASHFORD TW15 3ES		Energy rating C
Valid until 23 March 2036	Certificate number 2841-3060-9207-5266-4204	

Property type	Detached house
Total floor area	114 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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