



**Coolgardie Road, Ashford TW15 1ES**

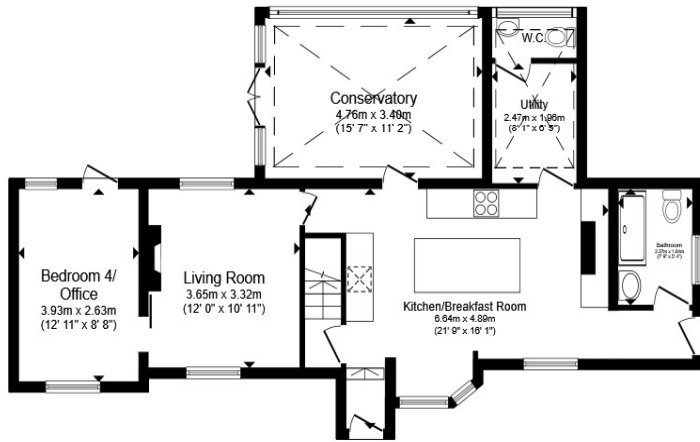


**welcome to**

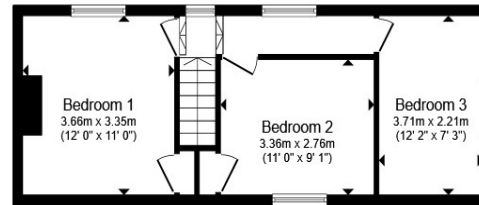
## **Coolgardie Road, Ashford**

**\*\* NO ONWARD CHAIN\*\*** A beautifully modernised 200-year-old detached farmhouse set back from the road, offering flexible 3/4-bedroom living, a modern kitchen, conservatory, private garden with hot tub, and a fully self-contained annex, perfect for families or guests.

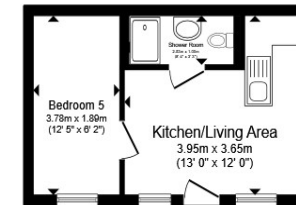




**Ground Floor**



**First Floor**



**Annex**

Total floor area 138.0 m<sup>2</sup> (1,485 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



The modern kitchen is a standout feature, offering contemporary finishes, good storage and a bright, sociable space at the heart of the home. Just off the kitchen, a conservatory further enhances the downstairs living area, creating an inviting additional space for dining or relaxing. The ground floor also includes a family bathroom, along with a handy WC located just off the utility room. Upstairs, the additional bedrooms are well proportioned and neatly presented.

The rear garden offers exceptional privacy, featuring a generous lawn and a superb decked area complete with a hot tub, perfect for entertaining or unwinding. At the end of the garden sits a fully self-contained annex, equipped with its own kitchen and bathroom as well as plumbing, heating and electrics, making it ideal for guests, extended family or potential rental use.

Coolgardie Road is well placed for families and commuters alike. Ashford (Surrey) station is just over a mile away, providing direct services into London, while nearby bus routes and easy access to Heathrow ensure excellent connectivity. Local schools are highly regarded, with The Echford Primary and Ashford CofE Primary close by, and Thomas Knyvett College serving older students. Everyday amenities, shops, and green spaces are all within easy reach.

welcome to

## Coolgardie Road, Ashford

- THREE/FOUR BEDROOM
- NO CHAIN
- DRIVEWAY & GARAGE
- WELL MAINTAINED
- MODERN KITCHEN
- DECKING AREA WITH HOT TUB
- SELF-CONTAINED ANNEX WITH KITCHEN & BATHROOM
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FEL113393 - 0006

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