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Email: hale@watersons.net

SALE OFFICE:
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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

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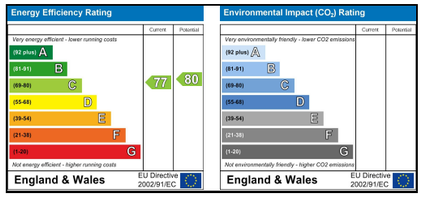
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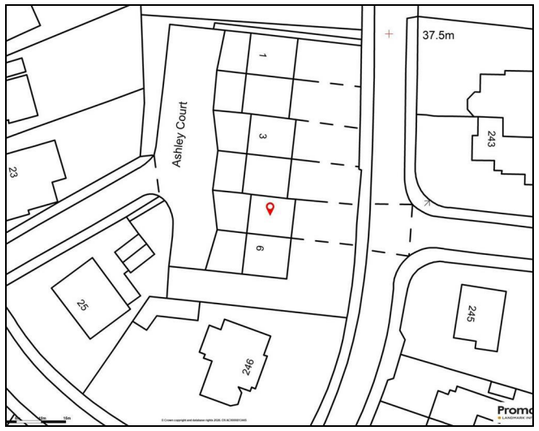
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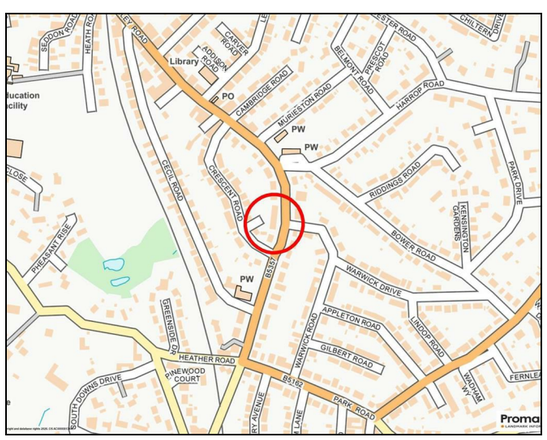
NAEA National Association of Estate Agents
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman
rightmove.co.uk The UK's number one property website
FindaProperty.com
Find our properties at homemover.org
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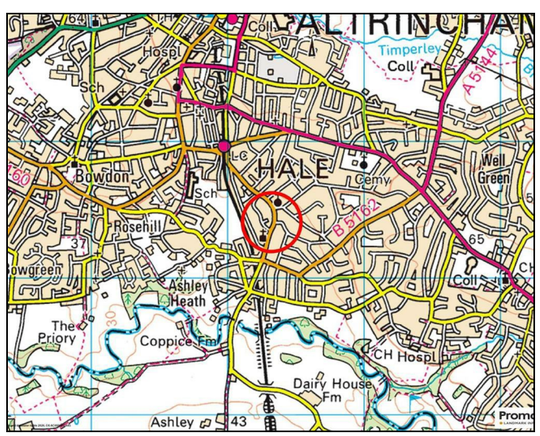
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

overview

A BEAUTIFULLY PRESENTED TOWN HOUSE OFFERING VERSATILE ACCOMMODATION OVER THREE FLOORS AND POSITIONED JUST A MINUTES WALK FROM THE HEART OF HALE VILLAGE. 2115SQFT

Hall. 300sqft Living and Dining Room Open Plan to the Breakfast Kitchen. Lower Ground Floor Hall, WC, Reception Room/Fourth Bedroom. Three further Bedrooms. Two Bath/Shower Rooms. Parking. Integral Double Garage & Utility.



in detail

A superbly located and beautifully presented Town House with extensive and versatile accommodation arranged over Three Floors extending to approximately 2100 square feet, including a substantial Integral Double Garage.

The Ashley Court development is perfectly positioned within this tucked away location, just a minute's walk of the centre of Hale Village with its range of fashionable shops, restaurants and bars.

The accommodation is suitable for either a family, professional couple or for someone looking to downsize from a larger family home and provides a Hall which is open plan in design to the 300 square foot Living and Dining Room, which has an attractive bay window to the front, a door and window to the rear gardens and patio area, and custom built media and storage cabinets.

This room is in turn open plan again to the Breakfast Kitchen, providing a fantastic living format. This overlooks the rear and is fitted with an extensive range of hand painted finish, wood fronted units, returning to a breakfast bar with two integrated ovens (one with a microwave), integrated fridge and a Quooker instant hot water tap.

An Inner Hall has a staircase leading to the Lower Ground Floor Hall with extensive storage and a WC off. There is a Reception Room or Fourth Bedroom positioned to this floor. In addition, there is access to the Garage with Utility Area.

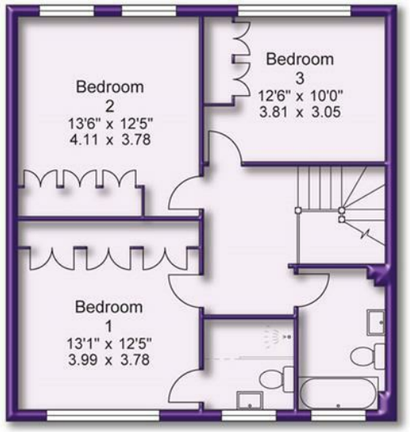
Off the First Floor Landing are Three further excellent Double Bedrooms, all with extensive built in wardrobes served by two well appointed Bath/Shower Rooms, one En Suite to the Principal Bedroom.

Ashley Court is accessed via Crescent Road in Hale to a private Driveway serving the development with Parking for two cars in front of the property leading down to the Integral Double Garage which also provides extensive storage and utility space.

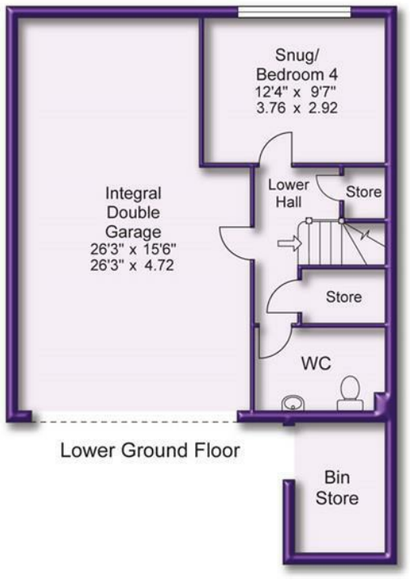
The Communal Gardens to the property are to the rear bordering on to Ashley Road with extensive mature screening. Within this area there is a decked sitting area with lawned communal garden areas beyond.

A fantastically located property ready to move into with the minimum of fuss.

- Freehold
- Council Tax Band G

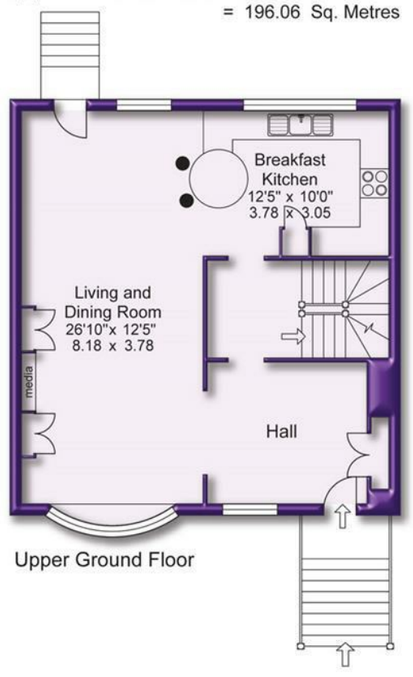


First Floor



Lower Ground Floor

Approx Gross Floor Area = 2115 Sq. Feet
= 196.06 Sq. Metres



Upper Ground Floor