

## 63 Village Way, Ashford, TW15 2JZ



**Asking Price £640,000 Freehold**



**We are pleased to offer for sale this beautifully presented 3-bedroom semi-detached family home with a south facing garden in a highly regarded tree-lined road just moments walk of Ashford town centre and station. In excellent ready to move in condition. A viewing is highly recommended.**

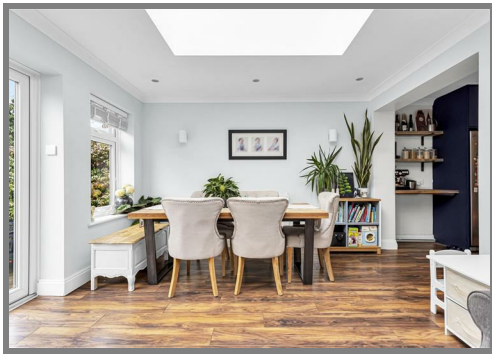
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## FOR SALE

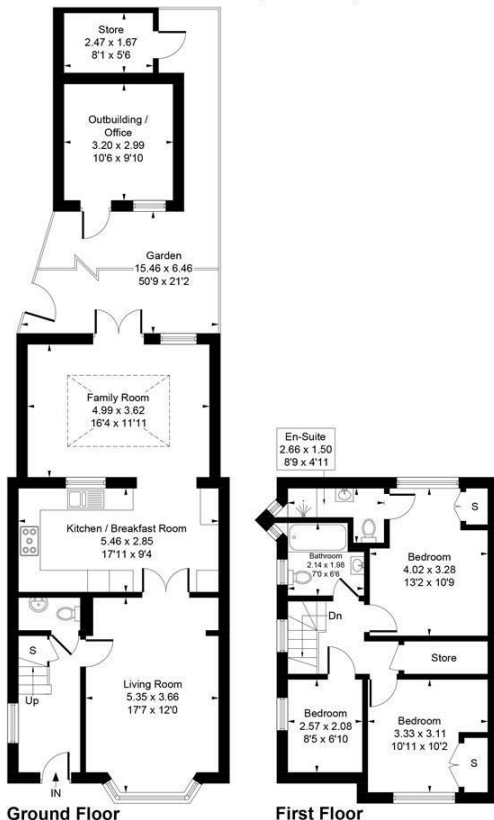
An immaculate semi-detached home. The welcoming reception hall has a door to the cloakroom and door to the front reception room with bay window and fitted wooden shutters. Double doors lead to a spacious and well fitted modern kitchen with open access to a bright and airy dining/family room and doors to the south facing garden with a detached home office at rear. There is Hickory veneer flooring throughout on the ground floor, The first floor features the master bedroom with luxury ensuite facilities and 2 further bedrooms and a family bathroom. Finished to a high standard, in ready to move in condition

## LOCATION

Situated in one of the most desirable and sought after tree lined residential road in Ashford. Just minutes walk of town centre and station. The delights of Bedfont lakes and country park are also closeby.



Approximate Gross Internal Area = 109.18 sq m / 1175 sq ft  
 Outbuilding / Office = 9.77 sq m / 105 sq ft  
 Store = 4.04 sq m / 44 sq ft  
 Total = 122.99 sq m / 1324 sq ft



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.