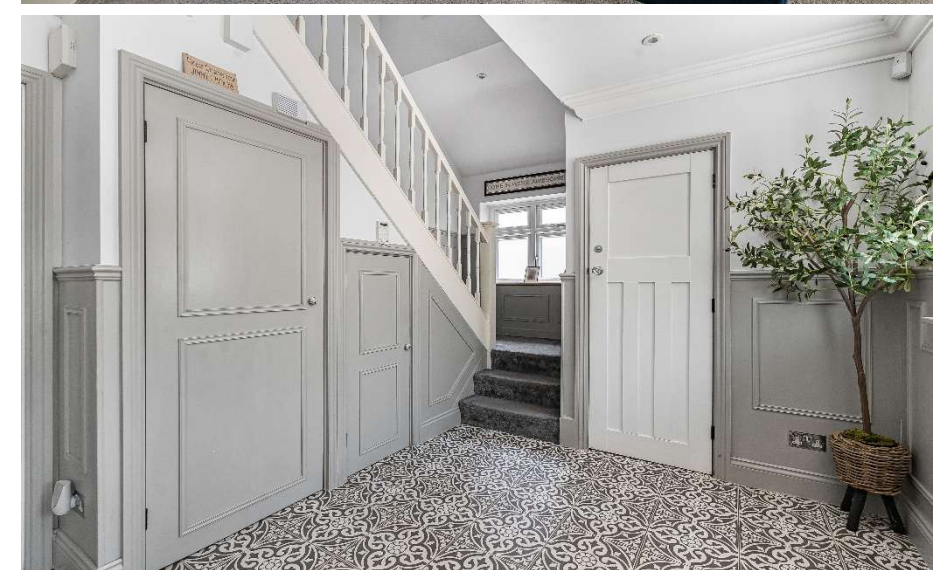


NEVIN — & — WELLS

Distinctive Homes

Established 2002



Glen Avenue, Ashford, Middlesex, TW15 2JE

O.I.E.O £850,000 F/H

Glen Avenue, Ashford , Middlesex, TW15 2JE

A truly stunning four bedroom detached family home, situated in one of Ashford's premier roads, minutes from the town centre. This contemporary styled property offers open plan family and dining room with doors onto the secluded garden, royal blue fitted kitchen, separate living room, utility room, large hall cloakroom and luxury bathroom. Externally, there is a mature 32m (104ft) garden with seating deck and pergola, in addition to horseshoe driveway with ample parking. Access to mainline station, gym, schools and recreation park is close at hand.

Arched porch with feature tiled step and storage cupboard.
Hardwood front door into: -

ENTRANCE HALLWAY:

Feature tiled floor, coat cupboard, radiator, storage cupboard housing fuseboard. Stairs to first floor.

CLOAKROOM:

Low level WC with concealed flush, bowl style wash hand basin set on vanity unit, part tiled walls, feature tiled floor, extractor fan. Frosted double glazed window to side.

LIVING ROOM:

Cast iron radiator, feature cast iron fireplace, stepped coving, ceiling down lights, two wall lights. Double glazed bay window to front with fitted wooden shutter blinds. Glazed doors into entrance hall and family/dining room. Parquet flooring under carpet. Oak flooring and double glazed bay window to front with fitted wooden shutter blinds.

FAMILY ROOM/DINING ROOM:

Two cast iron radiators, Oak flooring, feature panelled walls, ceiling down lights, cast iron log burner. Double glazed sky light, double glazed French doors into garden. Glazed doors into: -

KITCHEN:

Extensive range of royal blue base and eye level units, quartz work tops, integrated dishwasher, built in Bosch electric double oven and four ring induction hob, overhead extractor fan, Oak flooring, concealed lighting, double larder unit with light, space for fridge/freezer, cast iron radiator. Stainless steel sink with flexi head chrome mixer tap, soft close doors and drawers. Double glazed sky light, double glazed bay window to rear with built in window seat.

UTILITY ROOM:

Space for washing machine/tumble dryer, storage cupboard, Oak flooring, cupboard housing gas combi boiler. Double glazed window and door to side.

BEDROOM FOUR:

Radiator, ceiling down lights. Double glazed bay window to front with fitted wooden shutter blinds.

LANDING:

Hatch to loft space with folding ladder and light, part panelled walls, Oak doors into all rooms, ceiling down lights.

BEDROOM ONE:

Radiator, ceiling down lights. Double glazed window to front with fitted wooden shutter blinds.

BEDROOM TWO:

Radiator, ceiling down lights. Double glazed window to rear with fitted wooden shutter blinds.

BEDROOM THREE:

Radiator, ceiling down lights. Double glazed window to front with fitted wooden shutter blinds.

BATHROOM:

Luxury white suite comprising low level WC with concealed flush, gull wing wash hand basin with chrome mixer tap set into vanity unit, tiled panel bath with chrome mixer tap over and manual hair wash attachment, porcelain tiled shower cubicle with glass screen housing dual head chrome mixer/shower, ceramic tiled floor, chrome ladder radiator, ceiling down lights, porcelain tiled walls, extractor fan. Frosted double glazed window to rear with fitted wooden shutter blinds.

OUTSIDE

REAR GARDEN:

Approx 104ft (32m) composite seating deck, outside tap, courtesy lights, timber pergola, log storage, metal storage shed, various trees and shrubs, side access.

OFFICE/ANNEXE:

Timber framed insulated with light and power. Divided into three rooms with storage to rear. Double glazed doors to front and side.

FRONT GARDEN:

Inset shrubs and mature Wysteria over front door.

PARKING:

Horseshoe driveway with space for several cars.

COUNCIL TAX BAND:

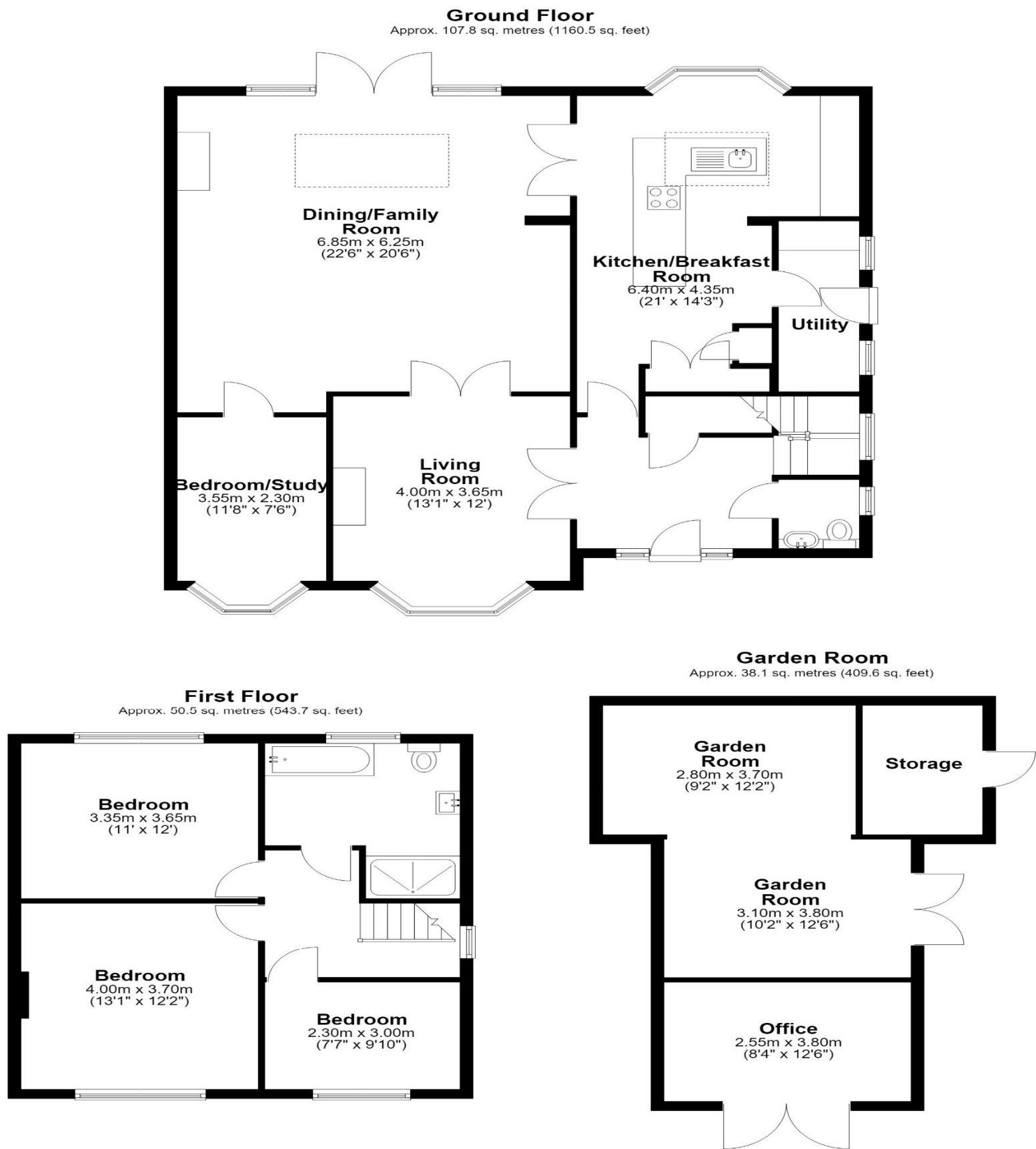
G – Spelthorne Borough Council

VIEWINGS:

**By appointment with the clients selling agents,
Nevin & Wells Residential on 01784 437 437 or
visit www.nevinandwells.co.uk**



FLOORPLAN



Total area: approx. 196.4 sq. metres (2113.9 sq. feet)

EPC

13 Glen Avenue ASHFORD TW15 2JE		Energy rating C
Valid until 7 July 2036	Certificate number 1136-1323-2600-0068-4206	
Property type	Detached house	
Total floor area	154 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	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Measurements are approximate. Nevin & Wells Residential have not tested systems or appliances.

