

# The Frost Partnership

Ashford Office: T: 01784 244272 E: ashford@frostweb.co.uk

**80 Chesterfield Road, Ashford, Middlesex TW15 2ND**

**Asking Price £495,000 Freehold**



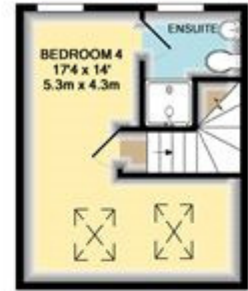
A very well presented and recently refurbished four double bedrooms, two bathroom semi-detached family home situated in central Ashford within easy reach of the station, town centre and Ashford's best schools. The property benefits from a good size own drive with carport, extended 17ft x 16ft recently fitted kitchen/breakfast room, two reception rooms, downstairs w.c/utility room and large brick built out buildings refurbished and split into office space and workshop. EPC Rating: D



GROUND FLOOR  
APPROX. FLOOR  
AREA 1114 SQ FT  
(103.5 SQ M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 522 SQ FT  
(48.5 SQ M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 242 SQ FT  
(22.5 SQ M.)

TOTAL APPROX. FLOOR AREA 1878 SQ FT. (174.5 SQ M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Directions:

From our offices in Church Road, turn right at Barclays Bank into Dudley Road. Go over the crossroads, then turn right at the t-junction into Chesterfield Road.

### Council Tax Band: E

Spelthorne Borough Council, Council Tax Band D being £1,845.30 for 2018/19.

### Viewing:

Via The Frost Partnership, 4 New Parade, Ashford

**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.

**1st**  
out of  
**53** agents

# No. 1 agent in Ashford

Consistently outperforming all other agents  
in Ashford over a one year period  
April 2017 - March 2018 for property sales  
agreed in TW15 1, TW15 2, TW15 3, TW19 7



## No. 1 agent according to the No. 1 UK property portal

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### Ashford office

4 New Parade Church Road Ashford TW15 2UF

**01784 244272**

[frostweb.co.uk](http://frostweb.co.uk)

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