

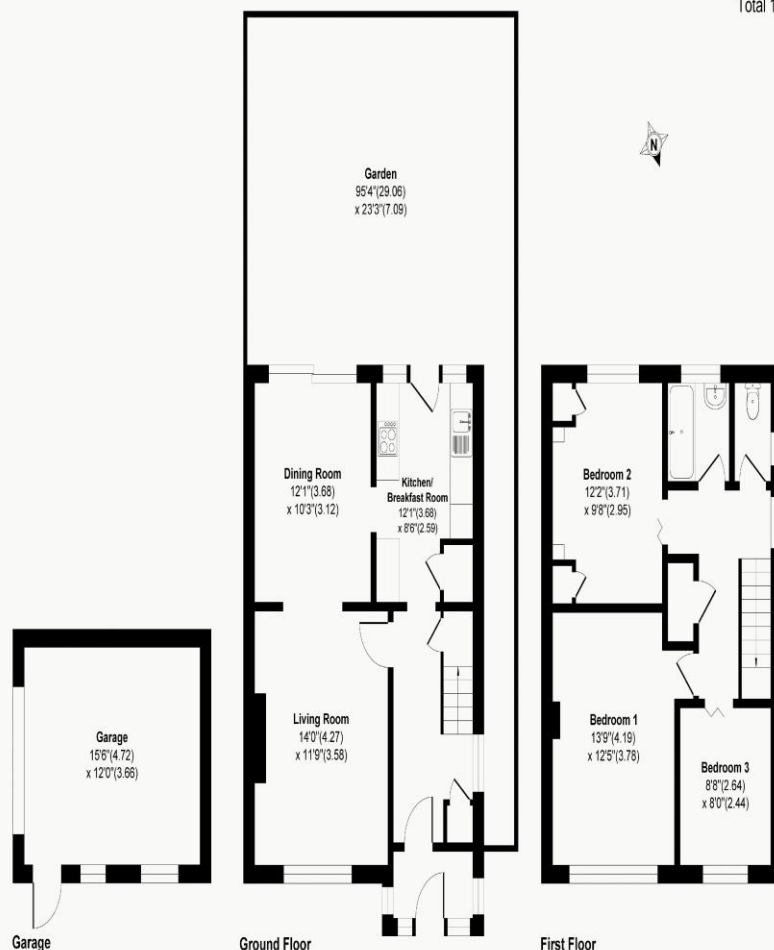


422 Staines Road West Ashford Surrey TW15 1RZ

Guide Price £500,000



Staines Road West, Ashford, TW15
 Approximate Area = Main House 1,044 sq ft / 96.99 sq m
 Garage 186 sq ft / 17.27 sq m
 Total 1,230 sq ft / 114.27 sq m
For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential).
 Produced for James Neave Estate Agents by FJcam Productions.



A charming three-bedroom traditional end-of-terrace home offering fantastic scope and classic appeal in a popular residential setting. Well-cared-for and loved by the outgoing owners for many years, the property is presented in good, solid condition throughout, allowing incoming buyers the exciting opportunity to modernise and tailor the interiors to their own personal style over time. Upon entering via the useful porch and welcoming entrance hall, the ground floor opens into two dedicated reception areas. These spaces are currently arranged as an open-plan layout, perfect for modern family living and entertaining, yet can easily be partitioned back into distinct rooms if desired. Positioned towards the rear, the bright kitchen enjoys views across the garden, completing a practical ground-floor arrangement. Upstairs, the layout continues to impress with three well-proportioned bedrooms, including two generous double rooms and a versatile third bedroom that works brilliantly as a nursery, home office, or guest room. A well-placed family bathroom is complemented by a separate adjacent cloakroom, while access to loft space provides valuable additional overhead storage. The home benefits from double glazing and gas central heating throughout. A standout feature of this property is its outdoor space and outbuildings. The impressive, sunny south-facing rear garden is long and private, providing a brilliant backdrop for outdoor relaxing and dining. At the far end of the garden sits a substantial double garage equipped with power, lighting, and vehicular road access. Maintained in great functional condition, this rare addition makes the property a unique proposition for anyone requiring a true workshop, hobby space, or secure parking. Situated in a convenient and popular location, the home enjoys close proximity to Ashford Hospital, local neighbourhood amenities, and the broader retail, dining, and transport options of nearby Staines-upon-Thames. EPC Rating E.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.