

STUART DIX
exp



CHALET CLOSE

ASHFORD · SURREY · TW15 1JY

ASKING PRICE

£550,000

3
BEDROOMS

2
BATHROOMS

1
RECEPTION

1,130
SQ FT



PROPERTY DESCRIPTION

A Detached Home In A Private Gated Close

Set within a small gated close of just a handful of homes, this detached house offers a private setting with gates, while keeping Ashford, Sunbury Cross and Staines within easy reach.

The ground floor is arranged for everyday family life. The open plan living and dining room (approx. 17'5" x 13'9") gives one sociable space to relax and eat together, and leads through to a kitchen/breakfast room with a vaulted ceiling and exposed beams that make the room feel larger, open and airy. It is fitted with black high-gloss units, a gas hob and a built-in oven, with space for a washing machine and fridge freezer. French doors open into the conservatory and then straight out to the patio, so the kitchen, conservatory and garden work as one in the warmer months. A double bedroom on the ground floor is currently set up as a home office, making it a flexible room for anyone working from home or someone looking for a ground floor bedroom. There is also a downstairs W.C.

To the first floor you will find the main bedroom with its own en-suite shower room, a second double bedroom and a family bathroom with a bath. Skylights

bring daylight into each of the rooms beneath the eaves.

External

To the front, there is driveway parking with an EV charging point inside the gates. The rear garden is a good size, laid mainly to lawn, with a wide paved patio for outdoor dining, fenced boundaries and a shed, leaving plenty of space for children to play.

Location, Schools & Transport

Woodlands Parade shops are approx. 0.2 miles away and Tesco Extra at Sunbury Cross approx. 0.9 miles. For families, Meadhurst Primary School (rated Good by Ofsted, 2023 inspection) is approx. 0.2 miles away, with The Echelford Primary School approx. 0.5 miles and The Bishop Wand Church of England School approx. 1.3 miles. Ashford station is approx. 1.4 miles away, with the fastest trains reaching London Waterloo in around 38 minutes. The M3 at Sunbury Cross is approx. 1.1 miles away, and the M25 and Heathrow are close by. All distances are approximate straight-line measurements. Buyers should check catchment, admissions criteria and the latest Ofsted reports directly with each school.

3

BEDROOMS

2

BATHROOMS

1

RECEPTION ROOM

1,130

SQ FT (APPROX.)

KEY FEATURES

- TO ENQUIRE 24/7, CALL & QUOTE REF: SD1102 to arrange a viewing!
- Detached three-bedroom house in a small, secure gated development
- Vaulted kitchen/breakfast room with beams
- Open plan living & dining room
- Ground floor bedroom or home office
- En-suite shower room to main bedroom
- Conservatory with French doors to garden
- Good-sized lawned garden with wide patio
- Gated driveway parking with EV charging
- Approx. 0.2 miles to Meadhurst Primary

Tenure: Freehold
Council Tax Band: E (Spelthorne Borough Council)
EPC Rating: C (78)
Any Other Charges / Material Information: Private gated development with a shared access road. Details of any estate or gate maintenance charges to be confirmed.

AT A GLANCE

Key
Information

QUICK SUMMARY

Price	£550,000
Property Type	Detached House
Bedrooms	3
Bathrooms	2
Reception Rooms	1
Floor Area	Approx. 1,130 sq ft
Tenure	Freehold
Council Tax	Band E
Local Authority	Spelthorne

IMPORTANT INFORMATION

IMPORTANT: The information stated in regard to this property does not establish an offer or contract, neither will it be considered as representations. It is in the responsibility and obligation of all interested parties to confirm exactitude and your solicitor must check tenure and all lease information, fixtures and fittings, and any planning/building regulations where the property has been extended/converted/ added to by way of additional buildings, perimeter boundaries or otherwise to confirm legal statuses, definitions and uses. Should further details in these respects be required, please make a written request to which a response will be given where possible. All measurements and dimensions are estimated and noted exclusively for guidance purposes only as floor plans are not to scale and their exactness cannot be confirmed in any way shape or form. Therefore the details provided must be regarded as inaccurate. Do not use any of the measurements to order carpets, fittings, carry out works, estimate sizes for furniture or obtain quotations for any intended works. Neither eXp UK nor the agent instructed to market this property has any authority to make or give any representations or warranty whatsoever in relation to this property.

PLEASE NOTE: Photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale.

MATERIAL INFORMATION

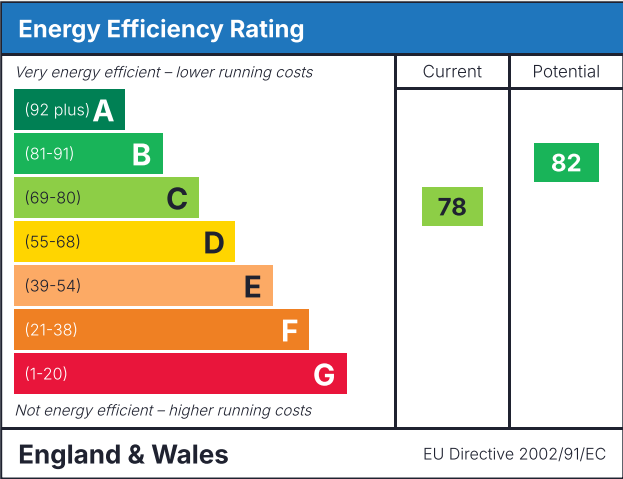
Parking	Driveway, Gated, Private
EV Charging	Yes
Heating	Gas Central Heating
Sewerage	Mains Supply
Water Supply	Mains Supply
Electricity Supply	Mains Supply
Public Right of Way	No
Flood Defences	No
Flooded in Last 5 Years	No

REFERENCE TO APPLIANCES and/or facilities does not imply that they are necessarily included, operational or functioning for the purpose as none of these are tested, checked for safety or otherwise. Your solicitor must check all information in this regard during the conveyancing process. Whilst the details contained within have been prepared in good faith, due to the nature of potential changes & inaccuracies; should you wish to check any of the details contained within, please make an official enquiry in writing to which checks will be carried out to confirm (to the best of the ability of the designated representative) the nature of your enquiry with a written response.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering regulations, we are required to verify the identity of anyone wishing to proceed with a purchase. These checks are carried out by a third-party verification firm, for which we charge £30 per individual, payable before the checks are completed. This charge is non-refundable once the checks have been carried out.

OFFER / PURCHASE TERMS: Any intended purchaser must supply suitable proof of financial funds prior to any offer being formally agreed. It is expected that any intended purchaser will already have confirmation in place of suitable financial arrangements prior to any offer being formally agreed alongside an appointed legal representative in respect of conveyancing.

ENERGY PERFORMANCE CERTIFICATE



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Chalet Close, Ashford - TW15



Approx. Gross Internal Floor Area 1130 sq. ft / 105.03 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

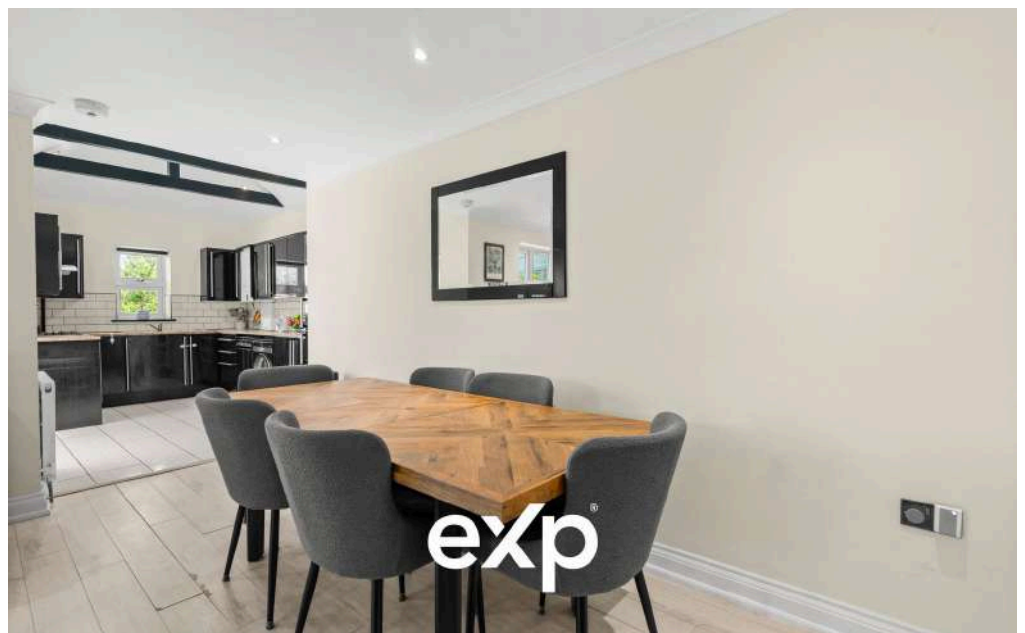
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LIVING & DINING

Open Plan Living & Dining

One sociable space to relax and eat together, approx. 17'5" x 13'9", opening through to the vaulted kitchen/breakfast room.

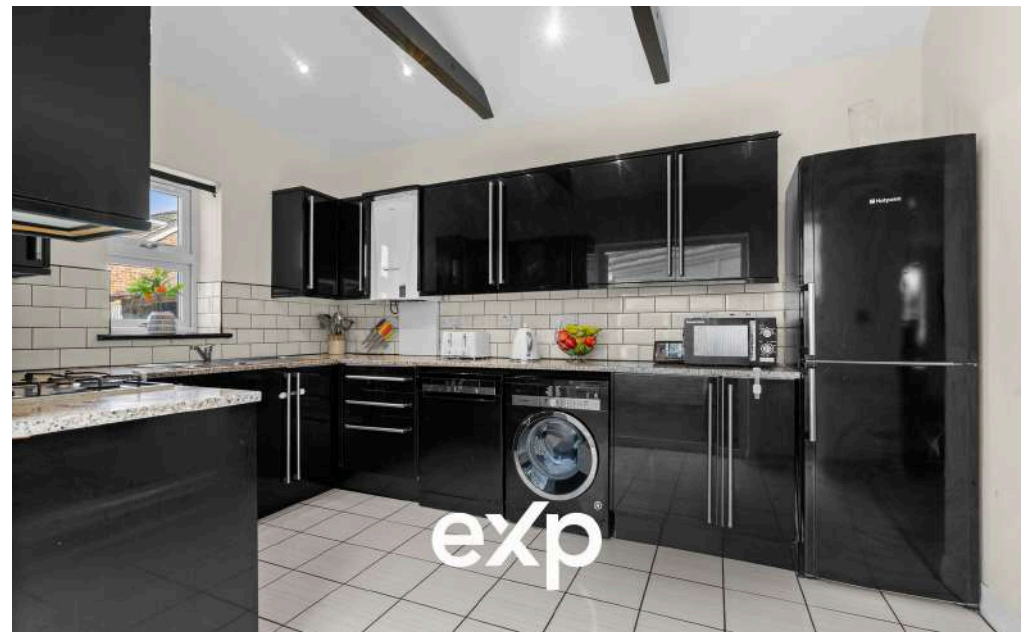




THE KITCHEN

Vaulted Kitchen/Breakfast

Exposed beams make this room feel open and airy, with French doors through the conservatory to the patio.





THE CONSERVATORY

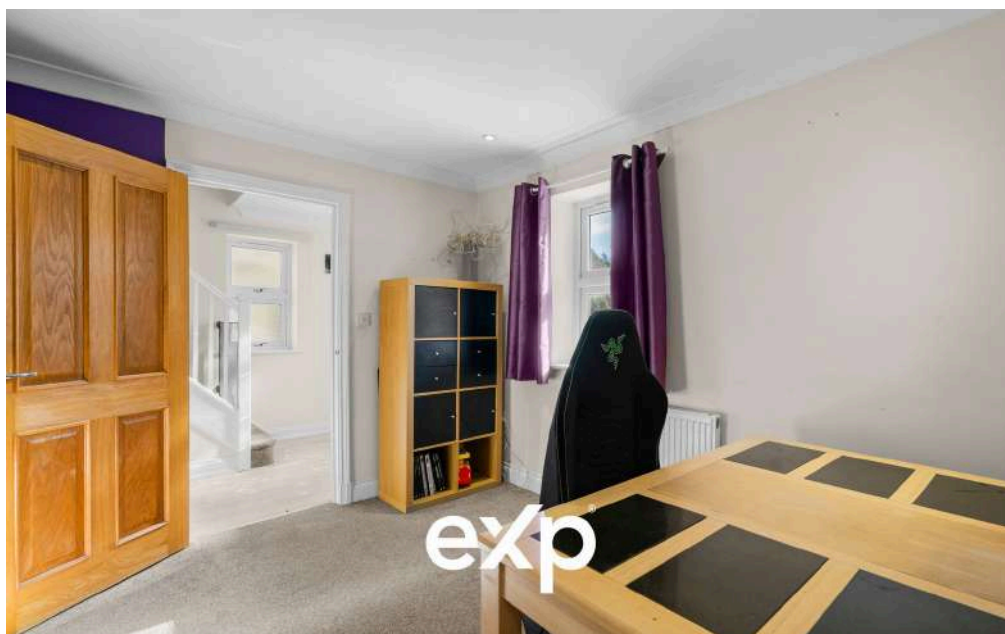
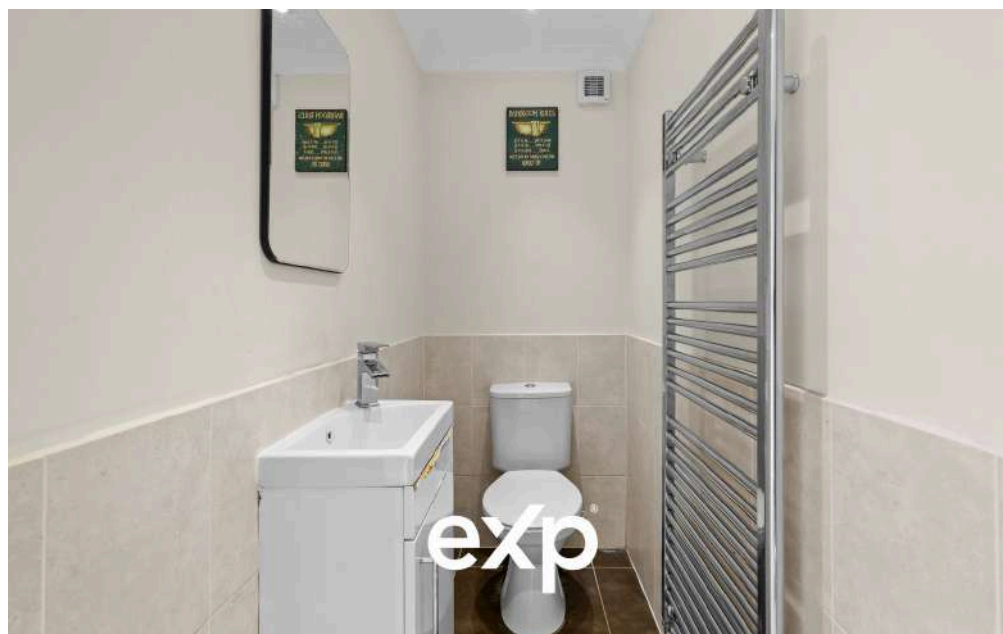
Straight Out To The Garden

French doors from the kitchen lead into the conservatory and then out to the patio, so the house and garden work as one in the warmer months.

GROUND FLOOR

Flexible Bedroom Or Office

A double bedroom currently set up as a home office, giving flexible space for working from home or for someone looking for a ground floor bedroom.

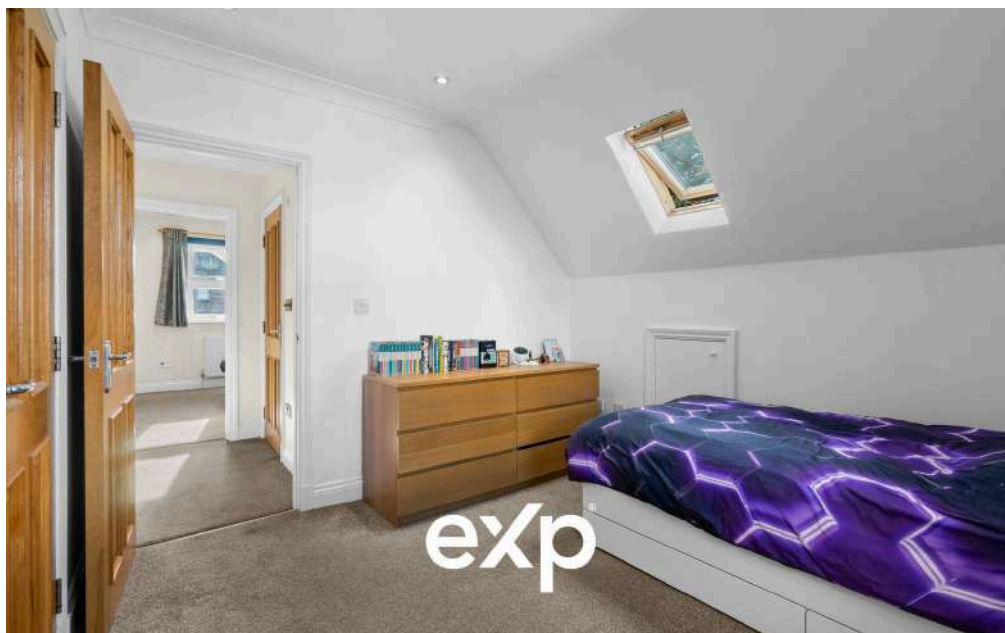
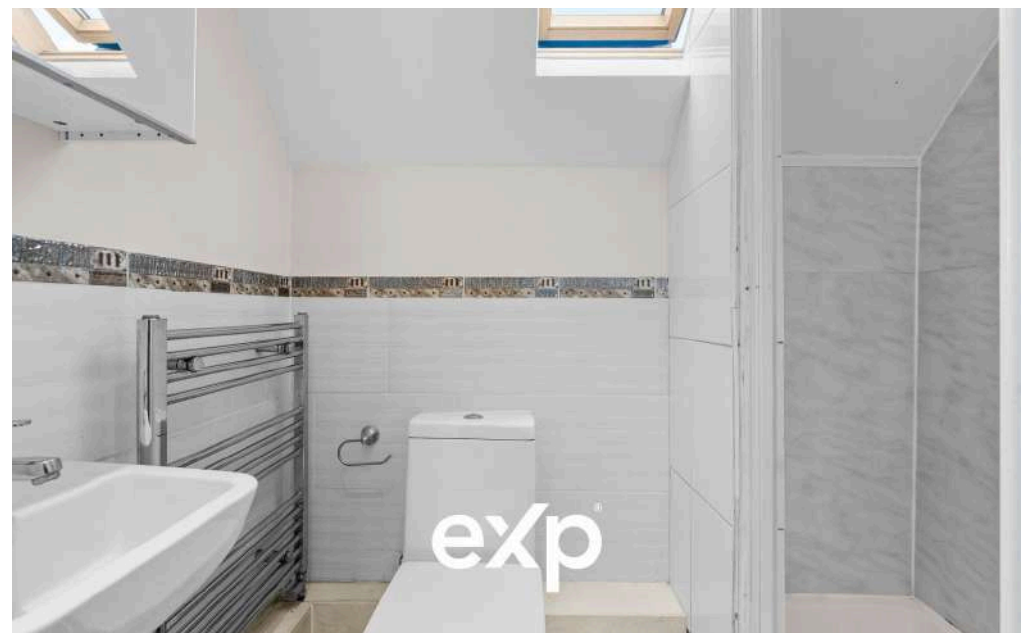


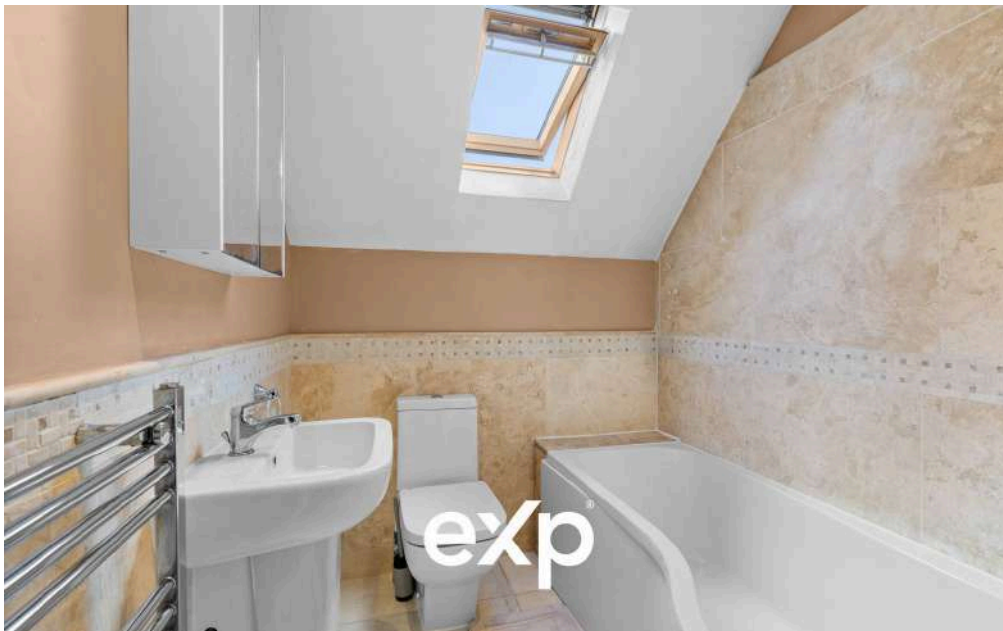
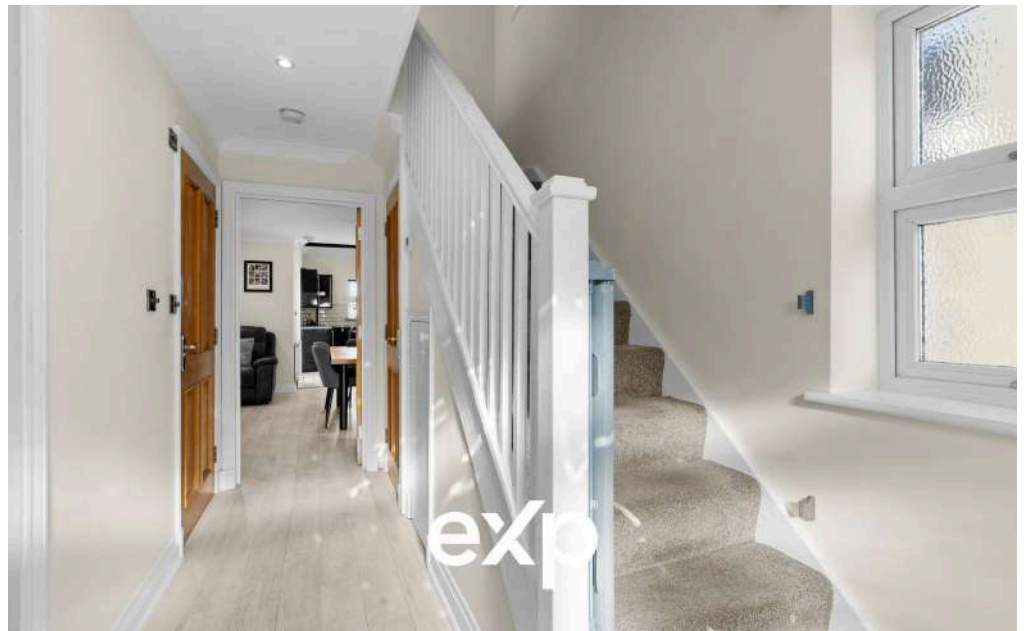


UPSTAIRS

Bedroom With En-Suite

This bedroom has its own en-suite shower room, with skylights bringing daylight into the rooms beneath the eaves.





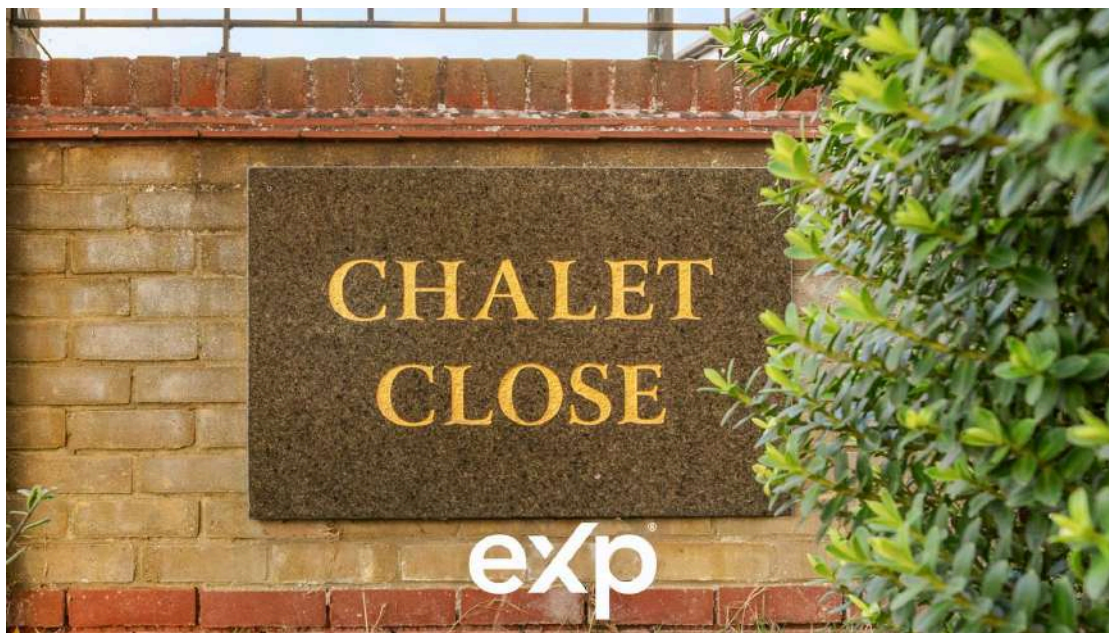


THE GARDEN

Good-Sized Rear Garden

Laid mainly to lawn with a wide paved patio for outdoor dining, fenced boundaries and a shed, with plenty of space for children to play.





THE LOCATION

A Private Gated Close

A quiet private road behind gates, with local shops a short walk away and Ashford, Sunbury Cross and Staines within easy reach.

LOCAL SCHOOLS

PRIMARY

Meadhurst Primary School

Rated Good by Ofsted (2023 inspection)

0.2 mi**The Echelford Primary School**

Primary school

0.5 mi

SECONDARY

The Bishop Wand Church of England School

Church of England secondary

1.3 mi**Thomas Knyvett College**

Secondary school

1.6 mi

Approximate straight-line distances. Buyers should check catchment, admissions criteria and the latest Ofsted reports directly with each school.

GETTING AROUND

Superbly
Connected

Trains into London Waterloo, the M3 at Sunbury Cross and Heathrow all close at hand.

0.2

MI TO LOCAL
SHOPS

1.4

MI TO ASHFORD
STATION

1.1

MI TO M3
JUNCTION 1

BY RAIL

Ashford (Surrey)

approx. 1.4 miles

South Western Railway services to London Waterloo, with the fastest trains taking around 38 minutes, though journey times vary by service.

Sunbury

approx. 1.1 miles

South Western Railway services on the Shepperton line to London Waterloo.

LOCAL SHOPS

Woodlands Parade

approx. 0.2 miles

Convenience store and takeaways within a short walk.

Tesco Express, Staines Road West

approx. 0.3 miles

Tesco Extra, Sunbury Cross

approx. 0.9 miles

BY ROAD & AIR

M3 Junction 1

approx. 1.1 miles

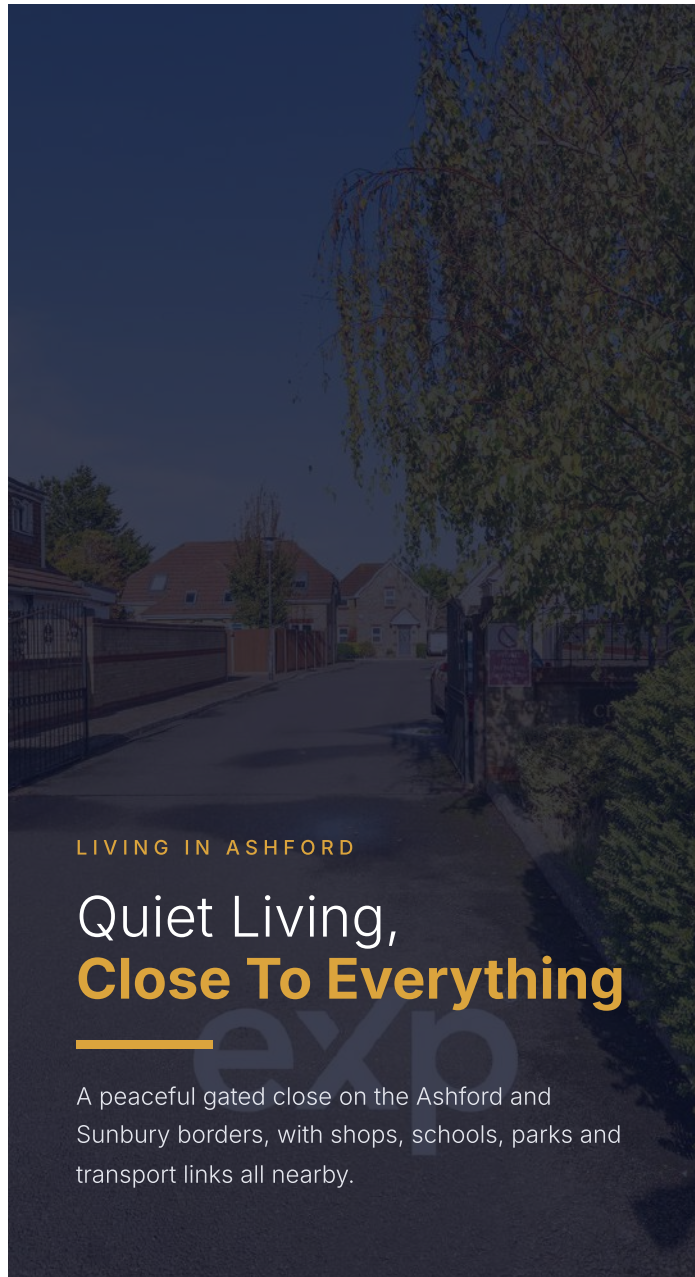
Heathrow Terminal 4

approx. 2.3 miles

M25 Junction 13

approx. 3.3 miles

Distances are approximate straight-line distances. Train times can change, so please check with the operator before travelling.



01

Local Shops

Woodlands Parade is approx. 0.2 miles away, with a Tesco Express approx. 0.3 miles and a Sainsbury's Local approx. 0.6 miles.

02

Shopping & Dining

Tesco Extra at Sunbury Cross is approx. 0.9 miles away, and Ashford town centre approx. 1.1 miles, with Staines a short drive further.

03

Green Spaces

Bedfont Lakes Country Park, approx. 1 mile away, offers lakes, meadows and walking trails.

04

Days Out

Kempton Park Racecourse is approx. 1.5 miles away, and Sunbury Park with its walled garden approx. 1.8 miles, close to the Thames.

05

Schools

Meadhurst Primary School is approx. 0.2 miles away and The Echelford Primary School approx. 0.5 miles.

06

Easy Reach Of London

The fastest trains from Ashford reach London Waterloo in around 38 minutes, with the M3, M25 and Heathrow all close by.

Distances are approximate straight-line distances from the property.

MEET YOUR AGENT

Stuart Dix

Your Personal Estate Agent

When you sell or let with me, you deal with me – from the first valuation to the day you hand over the keys.

As an independent agent with eXp UK, I offer a genuinely personal service across Staines Upon Thames and the surrounding areas. There are no call centres and no being passed between departments: I carry out every valuation, prepare the marketing, accompany viewings, negotiate offers and stay closely involved right through to completion.

I believe the best results come from clear advice, honest communication and being available when it matters to you – which is why I work late into the evening during the week and on Saturdays. Whether you are buying, selling or letting, my aim is simple: to make your move as smooth and rewarding as possible.

AREAS COVERED

Staines-Upon-Thames

Ashford

Egham

Wraysbury

Shepperton

Laleham

Feltham

Bedfont



Personal agency
at its finest.

Arrange A Free Valuation



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