



barnard marcus

**Fontmell Park, Ashford TW15 2NJ**

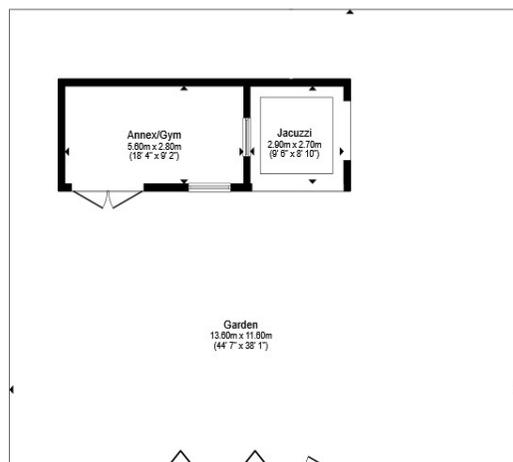
  
barnard  
marcus

**welcome to**

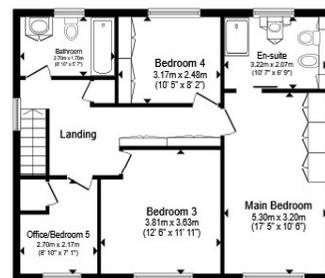
**Fontmell Park, Ashford**

For those looking for a spacious and well-proportioned property situated in a sought- after, prime residential location in Ashford. This stunning five bedroom detached house makes for the perfect family home.





**Ground Floor**



**First Floor**



Total floor area 208.9 m<sup>2</sup> (2,248 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Briefly comprising to the ground floor; an entrance hallway leading to a front reception room with the added feature of a log burner. The stunning kitchen/diner which is semi open plan is wonderfully modern with fitted appliances and ample storage space. From here you have access to the utility area, large double bedroom and ground floor W/C. The standout room on the ground floor is the second reception/games room which is bright and airy and is a wonderful space for relaxation. Bi-fold doors lead out to a wonderful garden space which provides the perfect retreat for outdoor relaxation or entertaining guests. The garden is south-facing, well maintained and further benefits from an outbuilding which is currently being used as a home gym and benefits from its own power supply.

The first floor comprises of four bedrooms with the master room benefitting from an en-suite shower room. The bedrooms are all well-spaced with one of them currently being used as an office/study. Upstairs you will also find the main family bathroom. Further benefits include a front driveway for multiple cars, two boiler systems with one of the boilers servicing the ground floor utility, bedroom and W/C. The house presents wonderfully with lots of attention to detail, modern décor and high quality fixtures and fittings. Ashford High Street and Ashford Train Station are also within close proximity. There is also easy access to the surrounding areas of Feltham, Sunbury and Staines.

welcome to

## Fontmell Park, Ashford

- DETACHED HOME
- FIVE BEDROOMS
- THREE RECEPTIONS
- THREE BATHROOMS
- OUTBUILDING
- FRONT DRIVEWAY
- REAR GARDEN
- MODERN/ IMMACULATE INTERIOR DECOR

Tenure: Freehold EPC Rating: C  
Council Tax Band: G

offers over  
**£850,000**



view this property online [barnardmarcus.co.uk/Property/FEL113424](https://barnardmarcus.co.uk/Property/FEL113424)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
FEL113424 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



**020 8890 4037**



Feltham@barnardmarcus.co.uk



4 Parkfield Parade, High Street, FELTHAM,  
Middlesex, TW13 4HJ



**barnardmarcus.co.uk**

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.