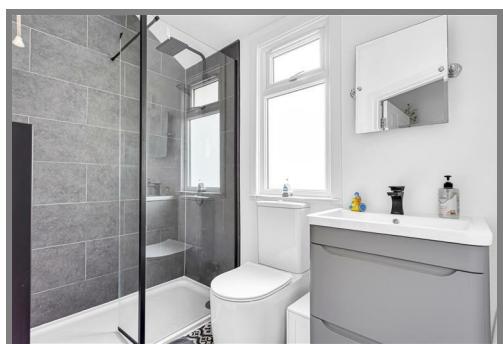
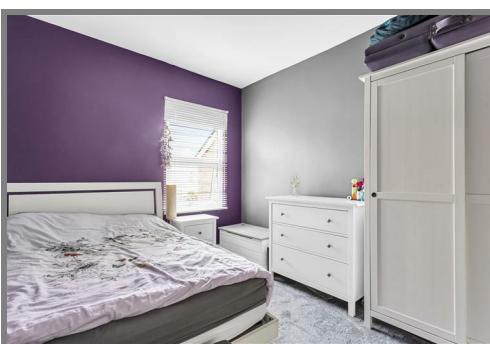
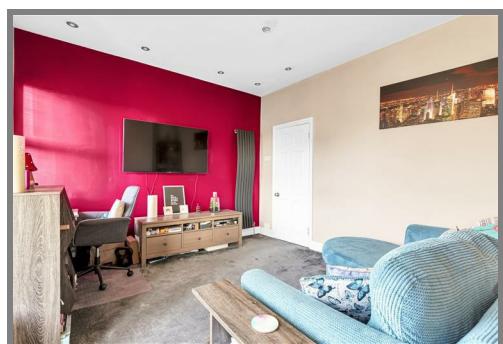


## 20A Gordon Road, Ashford, TW15 3EU



**Asking Price £295,000 Leasehold - Share of Freehold**



Following on from our recent success of another similar style property in the road we are now able to offer this fine 1-bedroom Victorian conversion flat on the first floor offering spacious accommodation and quietly positioned in a desirable cul de sac close to both town centre and station. Further benefits from share of freehold and 900 years remaining on the lease.

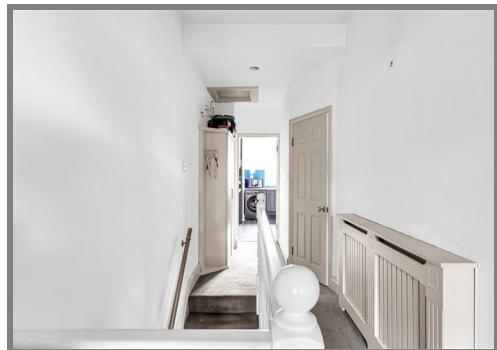
# 20A Gordon Road, Ashford, TW15 3EU

## FOR SALE

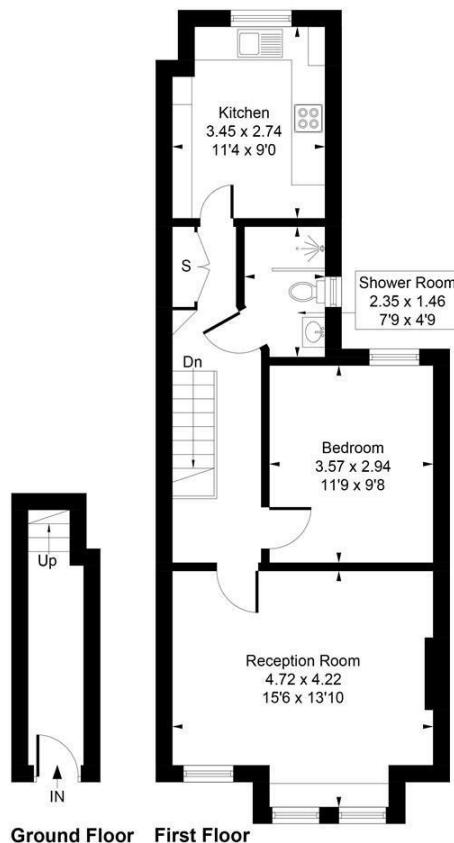
A covered porch with front door leads to the entrance hall and stairs to the first-floor landing having doors off to the front living room, double bedroom, modern kitchen and bathroom. With central heating and double glazing this well-presented character home is highly recommended for a viewing.

## LOCATION

Situated in a favoured cul de sac with an assortment of stylish properties just minutes' walk of a local supermarket and conveniently placed for both the high street and station. Ashford Hospital and Heathrow airport are conveniently placed together with Staines, The River Thames and M25/M3/M4 motorway system.



Approximate Gross Internal Area  
56.38 sq m / 607 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.

Milestone  
ESTABLISHED 1976

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	72	77
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	