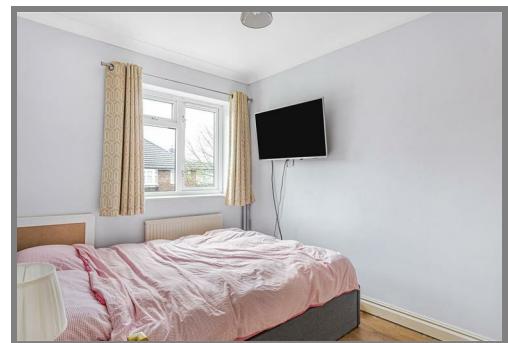


## 48 Wolsey Road, Ashford, TW15 2RB



**Asking Price £499,500 Freehold**



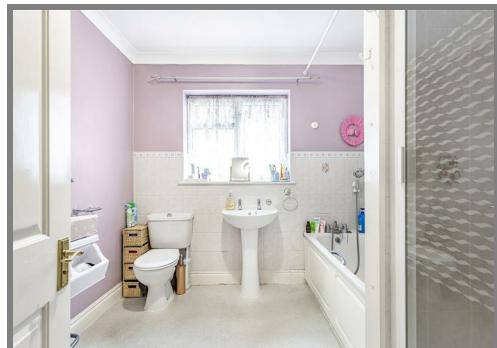
**A modern and well-presented end of terrace home having 3 good sized bedrooms with a downstairs cloakroom, family bathroom and sunny garden with gate to 2 private parking spaces.**

## FOR SALE

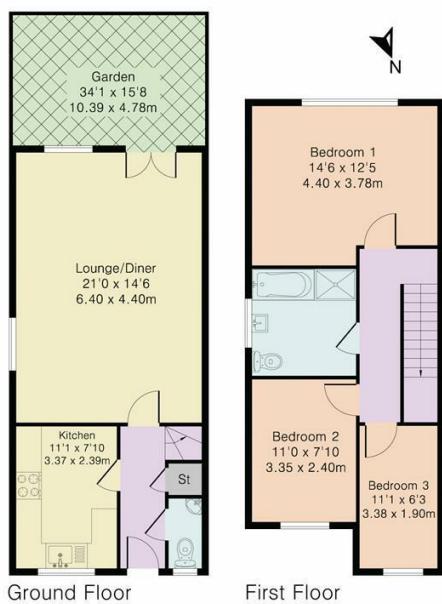
This bright and modern family home with porch and entrance hall features a downstairs cloakroom, modern kitchen and a spacious open plan lounge/dining room with access to a sunny south facing low maintenance garden and rear gate to 2 private parking spaces. The first floor provides access to 3 excellent sized bedrooms and a family bathroom. A viewing is highly recommended by the vendors Sole Agents.

## LOCATION

Situated in a desirable residential road just minutes' walk to Ashford station, town centre. Both Staines and Sunbury shopping centres are in close proximity. The M3 & M25 are within easy access together with Heathrow airport and Ashford Hospital.



**Approximate Gross Internal Area 955 sq ft - 88 sq m**  
 Ground Floor Area 467 sq ft - 43 sq m  
 First Floor Area 488 sq ft - 45 sq m



PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Certified Property Measure

**Milestone**  
RESIDENTIAL

ESTABLISHED 1890

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			85
(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		