

**10 Stanwell Road, Ashford, Surrey TW15 3ER**



**Asking Price £535,000 Freehold**



**A SIZEABLE 1700 SQ FT 3 DOUBLE BEDROOM SEMI DETACHED PERIOD HOME WITH POTENTIAL TO BOTH UPGRADE AND EXTEND FURTHER. THIS PROPERTY BOASTS A GLORIOUS 115 FT SUNNY AND SECLUDED MATURE GARDEN.**



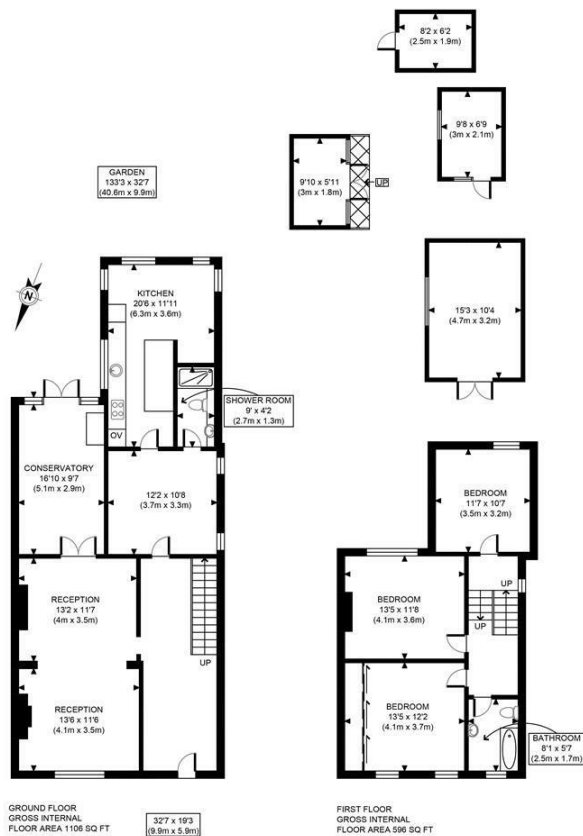
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## FOR SALE

This large Victorian family home can be adapted to take full advantage of the 3 reception rooms on the ground floor. The period cast iron fireplace is the focal point of the front lounge, the dining room opens into a conservatory. A separate snug/TV room is situated off the main living area. The modern kitchen leads into a breakfast/garden room with delightful views of an impressive 115ft the secluded and mature rear garden. The first floor features a split level landing with access to a 3 double bedrooms and a bathroom. The property also has the advantage of off-street parking and a detached garage.

## LOCATION

Conveniently positioned just minute 10 minutes walk from Ashford station and town centre. The A30 provides easy access to Staines Upon Thames and the M25. Heathrow Airport and Ashford Hospital are both close by.



APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE 2033 SQ FT / 189 SQM	Stanwell Road
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE 1702 SQ FT / 158 SQM	13/04/22
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.	photoplan
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	

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

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.