

**48 Dorset Road, Ashford, TW15 3BY**



**Asking Price £475,000 Freehold**



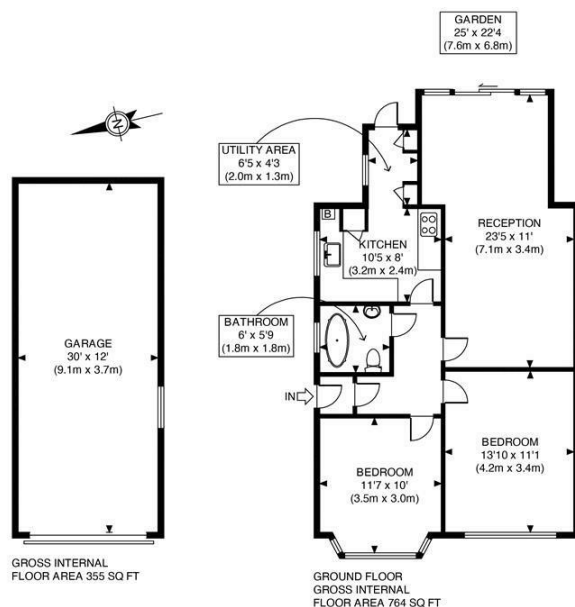
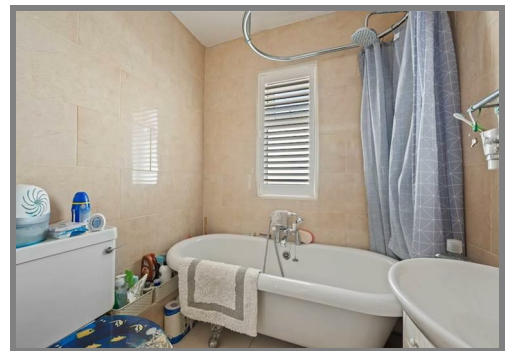
**An appealing, extended 2-bedroom semi-detached bungalow with potential to extend further (STP) Having a sunny aspect garden, off street parking and garage. Sought after residential road.**

## FOR SALE

A well presented 2 double bedroom semi-detached bungalow featuring an entrance hall with access to an extended lounge/dining room, modern kitchen and bathroom with a roll top bath. There is potential to extend into the loft subject to planning. The property also provides off street parking and garage at rear.

## LOCATION

Situated in a popular residential development just minutes' walk of Ashford Park primary school, Ashford Park and local convenience stores. Ashford hospital, town centre and station are also close by. The close proximity of the A30 provides easy access to Staines town centre, Heathrow airport and the M25 and M3 motorways.



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1119 SQ FT / 104 SQ M  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 764 SQ FT / 71 SQ M  
Ref: 150923 Copyright **photo plan**  
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. 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) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
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.