

## 18 Deerbrook, Springfield Road, Ashford, TW15 2LR



**Offers Over £525,000 Freehold**



**A beautifully presented 3 bedroom home with delightful and spacious accommodation throughout having a secluded garden and garage set in a small landscaped private development.**

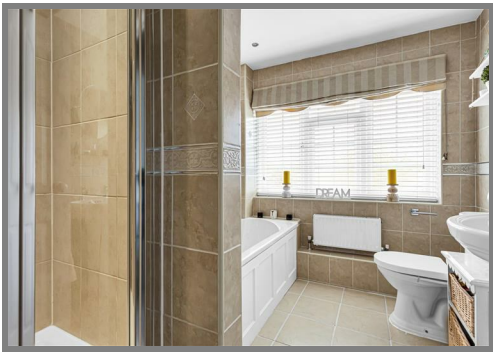
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FOR SALE

We are pleased to offer for sale this immaculate family home set within a delightful landscaped development. Featuring a bright and airy hallway with guest cloakroom and doors to a well fitted modern kitchen and a splendid large living room with feature fireplace leading into a lovely family room and secluded garden with porcelain Italian tiles throughout. Upstairs there is 3 good sized bedrooms, two with built in wardrobes and a family bathroom with a separate shower. There is also a private garage and parking. A viewing is highly recommended to appreciate this fine property.

LOCATION

Quietly situated in a delightful and small development set in landscape grounds just a few minutes' walk of both Ashford town centre and station. Staines shopping centre is close to hand and a large Tesco store. Heathrow and Ashford hospital are also conveniently placed.



Approximate Gross Internal Area = 110.68 sq m / 1191 sq ft  
Garage = 34.48 sq m / 371 sq ft  
Total = 145.16 sq m / 1562 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.



| Energy Efficiency Rating                    |   |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |   |  |
|---------------------------------------------|---|--|-----------------------------------------------------------------|---|--|
| Very energy efficient - lower running costs |   |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |   |  |
| (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                             |   |  | England & Wales                                                 |   |  |
| EU Directive 2002/91/EC                     |   |  | 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.