

## 4 The Wickets, Ashford, London TW15 2RR



**Asking Price £840,000 Freehold**



**This versatile home is perfect for large or extended families, with the potential for ground floor bedrooms. Set in a desirable residential development, this delightful detached 4/5 -bedroom family home provides spacious accommodation throughout. A viewing is highly recommended to appreciate the generous and adaptable living space of 2000 sq ft with integral garage and off-street parking for 2 cars.**



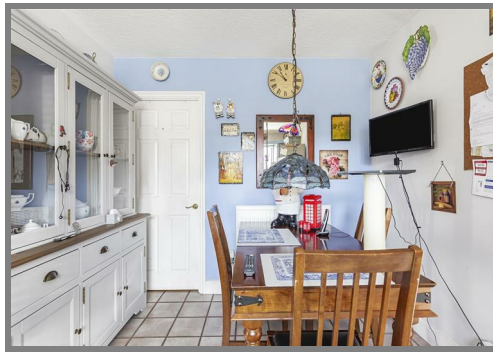
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### FOR SALE

This highly adaptable home is perfect for extended families, offering the potential for ground floor bedrooms. The ground floor of this large modern family home provides a cloakroom, front reception room having double doors to a dining room and conservatory, home office, modern kitchen/breakfast room with separate utility room and a further 17ft room ideal for hobbies/gym or additional bedroom space. The first floor provides 4 good sized bedrooms, the master with en suite facilities and a family bathroom. The mature south facing garden has several delightful landscaped seating areas for rest and relaxation. A viewing is highly recommended.

### LOCATION

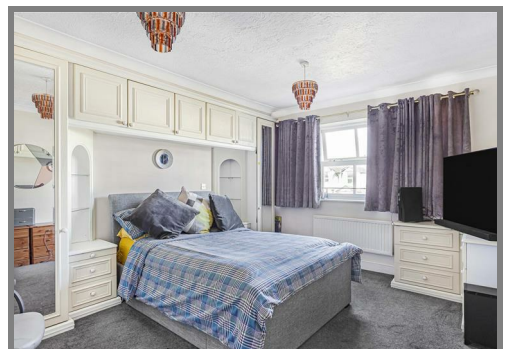
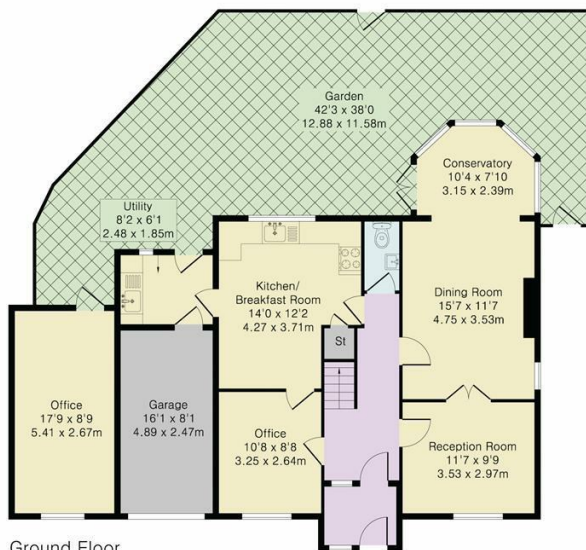
Set in a desirable and sought after development just minutes' walk from both Ashford station and town centre. Fordbridge Park with tennis courts and coffee shop are also just a short walk away.



**Approximate Gross Internal Area 1995 sq ft - 185 sq m**

Ground Floor Area 1276 sq ft – 118 sq m

First Floor Area 719 sq ft – 67 sq m



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 practice. 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.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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.*