

53B Wrens Avenue, Ashford, TW15 1AP



Asking Price £465,000 Freehold



A modern and beautifully presented 2 double bedroom semi-detached freehold property quietly positioned in a private cul de sac location with private parking.

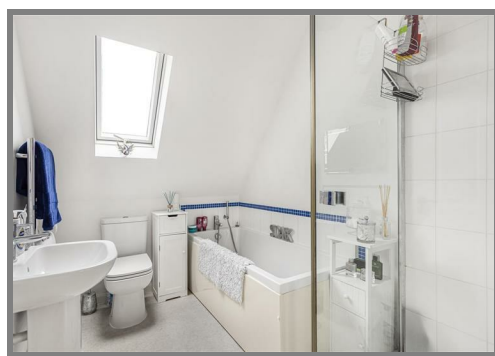
53B Wrens Avenue, Ashford, TW15 1AP

FOR SALE

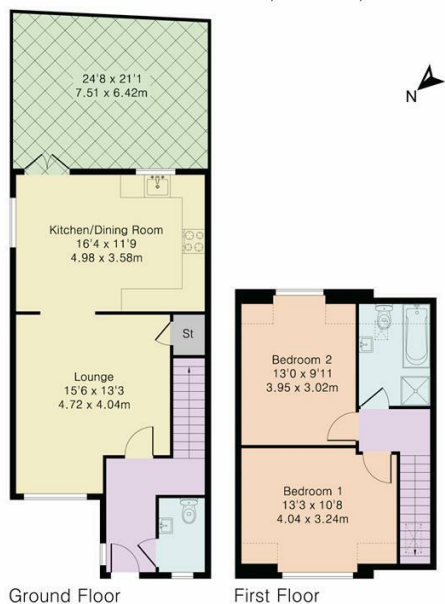
We are pleased to offer for sale this beautifully presented semi-detached modern home, quietly tucked away in a desirable private cul-de-sac of just 3 properties. The entrance hall with doors to a cloakroom leads to an attractive sunny lounge with access to the dining room having double doors to a secluded garden and an open plan luxury appointed kitchen. The first floor provides 2 double bedrooms and a modern bathroom with separate shower. Features include under floor heating and timber flooring to ground floor. The secluded rear garden backs onto a nature reserve offering delightful open views to the rear, and has side pedestrian access to the front with private parking for 2 cars and an electronic vehicle charger. Viewing highly recommended.

LOCATION

One of just 3 properties in a private cul de sac location close to local shops and bus routes with both Ashford town centre and main line station close to hand. Bedfont Lakes and Country Park are also easily accessible. Heathrow Airport and Ashford Hospital are nearby.



Approximate Gross Internal Area 892 sq ft - 83 sq m
Ground Floor Area 509 sq ft - 47 sq m
First Floor Area 383 sq ft - 36 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		87	(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 ₂ 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.