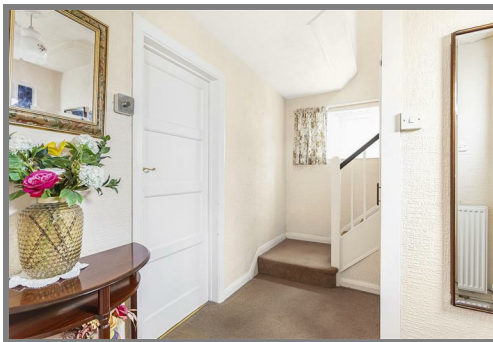


**47 Ruggles-Brise Road, Ashford, TW15 3LD**



**Asking Price £465,000 Freehold**



**A good sized 3 bedroom semi-detached family home with sunny garden and garage. No Forward Chain.**



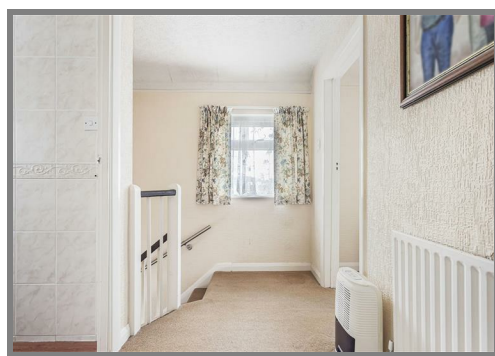
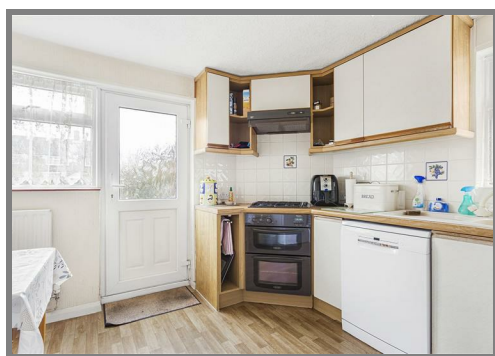
# 47 Ruggles-Brise Road, Ashford, TW15 3LD

## FOR SALE

An excellent opportunity to purchase this fine 3 bedroom semi detached property with spacious entrance hall, leading to good sized lounge/dining room and separate kitchen/breakfast room having access to a pleasant and sunny aspect garden. With 3 good sized bedrooms, first floor bathroom and garage in nearby block, a viewing is highly recommended.

## LOCATION

Pleasantly situated opposite a park with open space and close to Ashford Tennis Club. The station and town centre are close by together with the A308 providing quick access to the M3 & M25 motorways and both Staines and Sunbury shopping centres

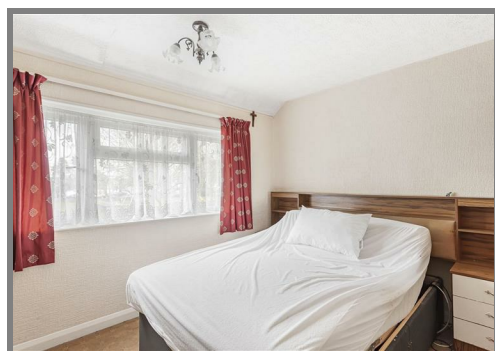
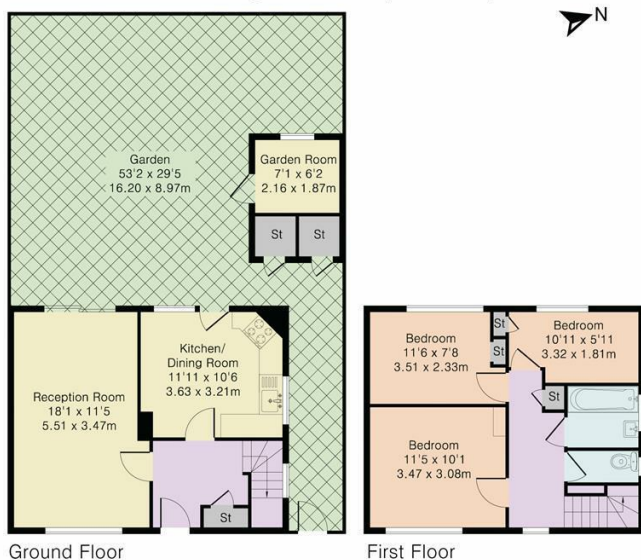


### Approximate Gross Internal Area 883 sq ft - 82 sq m

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 407 sq ft – 38 sq m

Outbuilding Area 69 sq ft – 6 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.



ESTABLISHED 1890

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) <b>A</b>		<b>86</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			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.