

**27 Anglesey Close, Ashford, TW15 2JH**



**Asking Price £550,000 Freehold**



**A spacious 1,400 square feet adaptable 3/4 double bedroom semi-detached family property with secluded south facing garden having a detached double width garage and off-street parking for 2/3 cars with potential to develop/extend. Situated in a favoured cul de sac close to town centre and park. No Forward Chain**



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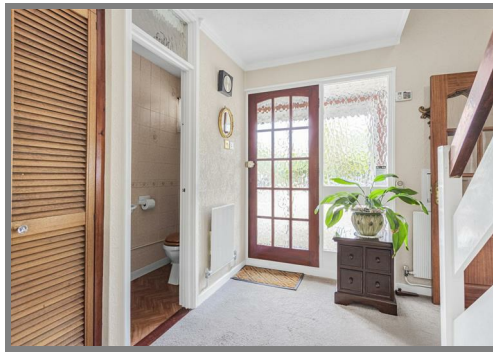
### FOR SALE

A delightful 3/4 double bedroom semi-detached home providing adaptable accommodation with enclosed porch to entrance hall with cloakroom and access to a fourth bedroom/home office. The spacious hallway leads to a bright and airy open plan lounge and dining room with access to garden and a separate fitted kitchen.

The first floor has 3 further double bedrooms and modern bathroom with bath and separate shower. The sunny south facing garden is of good width with adjacent detached double width garage and off-street parking. No Forward Chain. Highly Recommended.

### LOCATION

Situated in a quiet cul de sac just a few minutes' walk to the town centre and Ashford train station which takes you to Waterloo in approx 30 minutes Bedfont Lakes and Country Park with 188 acres of nature reserve and recreational area is nearby as is Staines shopping centre, the River Thames and the M3/M25 Motorway system.



Approximate Gross Internal Area 1400 sq ft - 130 sq m  
Ground Floor Area 648 sq ft - 60 sq m  
First Floor Area 501 sq ft - 47 sq m  
Garage Area 251 sq ft - 23 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	Current	Future
(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	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.