

## 35 Thetford Road, Ashford, Surrey TW15 3BW



**Asking Price £315,000 Leasehold**



**A well-presented and charming double bedroom period ground floor conversion flat with private garden and off-street parking within an attractive Victorian detached property. No Forward Chain**



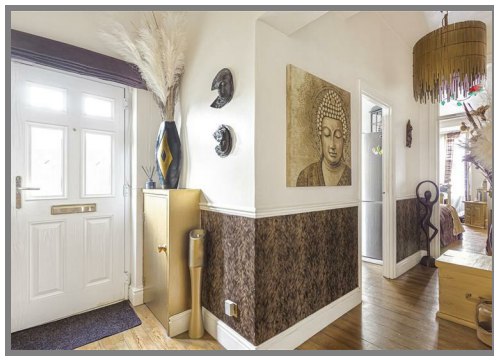
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## FOR SALE

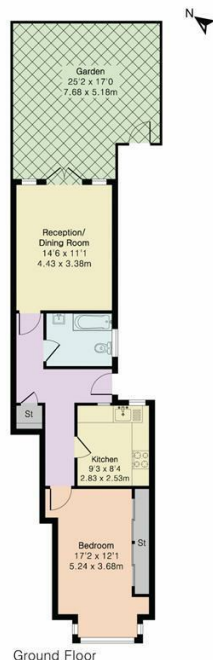
This serene Victorian ground floor one bedroom garden flat retains charm and character featuring an entrance hall leading off to a delightful lounge/dining room with access to a private decked garden. Separate modern kitchen, double bedroom with bay window and spacious modern bathroom. With a long lease and no forward chain, a viewing is highly recommended.

## LOCATION

Situated in a desirable residential road just a few minutes' walk from Ashford station and town centre. The A30 is also close to hand providing easy access to Staines shopping centre and the M25. Heathrow Airport and Ashford Hospital are also nearby.



Approximate Gross Internal Area 584 sq ft - 54 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.