

30 Thetford Road, Ashford, TW15 3BW



Asking Price £685,000 Freehold



A beautifully presented charming family home with 4/5 bedrooms and spacious ground floor accommodation. Sunny west facing garden and off-street parking. Viewing highly recommended.

FOR SALE

A substantial semi detached property. The entrance hall leads off to the front living room/bedroom 5, modern open plan fitted kitchen/breakfast room with double doors to the garden, shower/cloakroom, dining room and access through to an excellent sized lounge with further patio doors to the attractive garden. The first-floor landing leads off to 4 excellent sized bedrooms, 2 with fitted wardrobes and a fully tiled modern family bathroom with independent shower.

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 1647 sq ft - 153 sq m
Ground Floor Area 947 sq ft – 88 sq m
First Floor Area 700 sq ft – 65 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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 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.