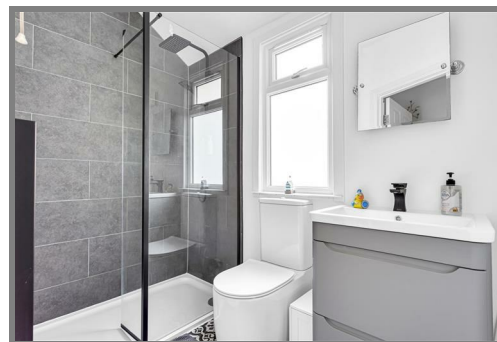
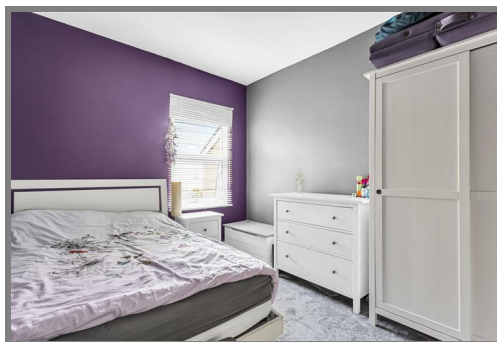
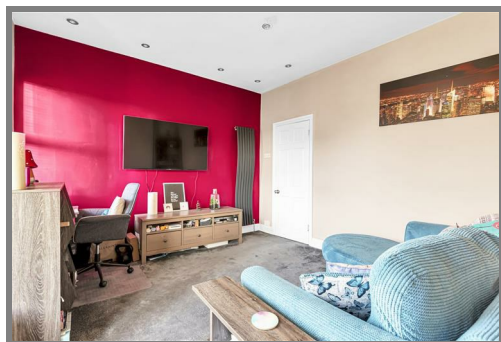


**20A Gordon Road, Ashford, TW15 3EU**



**Asking Price £295,000 Leasehold - Share of Freehold**



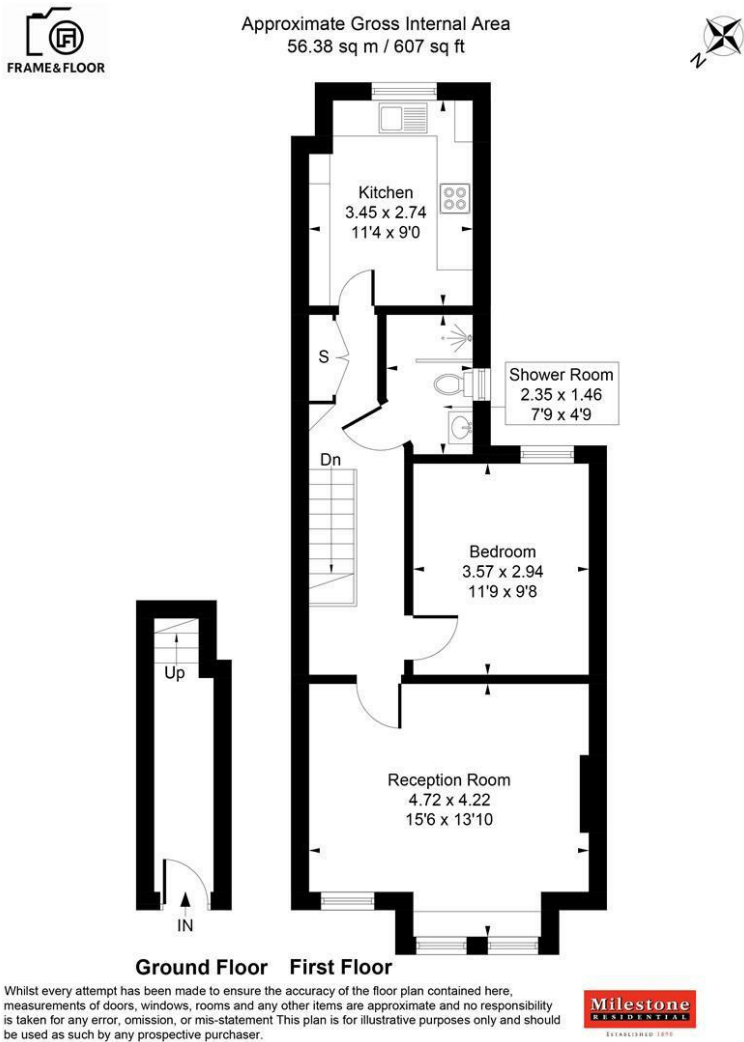
**Following on from our recent success of another similar style property in the road we are now able to offer this fine 1-bedroom Victorian conversion flat on first floor offering spacious accommodation and quietly positioned in a desirable cul de sac close to both town centre and station.**

FOR SALE

A covered porch with front door leads to the entrance hall and stairs to the first-floor landing having doors off to the front living room, double bedroom, modern kitchen and bathroom. With central heating and double glazing this well-presented character home is highly recommended for a viewing.

LOCATION

Situated in a favoured cul de sac with an assortment of stylish properties just minutes' walk of a local supermarket and conveniently placed for both the high street and station. Ashford Hospital and Heathrow airport are conveniently placed together with Staines, The River Thames and M25/M3/M4 motorway system.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(17-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
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.