

Milestone

RESIDENTIAL

CELEBRATING 125 YEARS

22 Church Road, Ashford, TW15 2UY

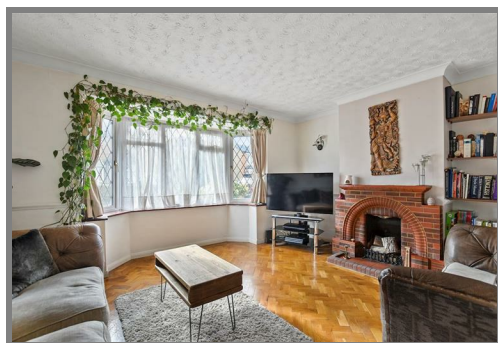
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64 Clarendon Road, Ashford, TW15 2QE



Asking Price £525,000 Freehold



A delightful semi-detached house on bold corner position having 2 double bedrooms and 2 reception rooms with conservatory, useful loft room/third bedroom, sunny garden and a detached garage in town centre location.

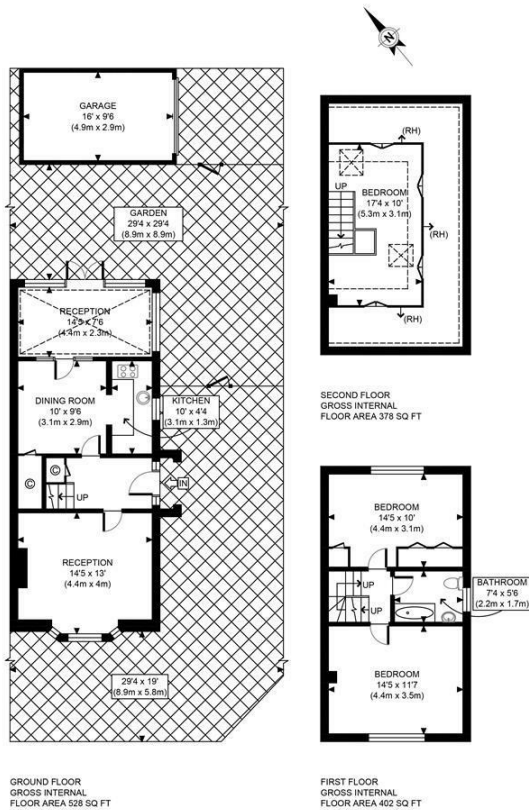
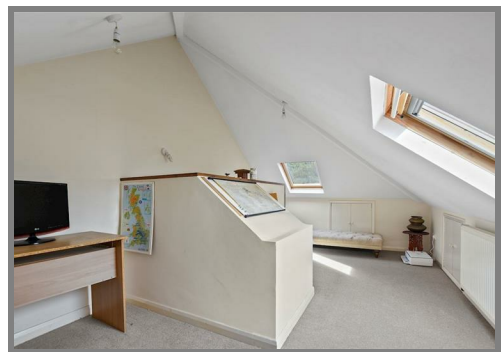
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For Sale

A well presented and semi-detached house occupying a bold corner position in town centre location with a pillared porch and original paneled front door leading to the entrance hall with original herringbone flooring and doors off to an attractive lounge with further original feature herringbone flooring and fireplace, separate dining room with open access to a modern kitchen and a conservatory leading to a secluded and sunny aspect garden with detached garage at rear. The first-floor features 2 double bedrooms, spacious fully tiled bathroom and staircase to a useful loft room/third bedroom. Well presented throughout with double glazing and central heating with potential to extend. Viewings highly recommended.

Location

Perfectly situated just off the high street and therefore a town centre location just moments from the local shops and the main line station. Local schools are all conveniently placed together with access to the M3 and M25 Motorways. Staines town centre is close to hand together with local parks and Ashford Golf Club.



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1460 SQ FT / 136 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1308 SQ FT / 122 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Clarendon Road
 18/03/22
 photoplan

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