

13 Dukes Close, Ashford, Surrey TW15 1BQ



Guide Price £490,000 Freehold



A DELIGHTFUL 3 BEDROOM SEMI DETACHED HOUSE HAVING OWN DRIVE AND GARAGE WITH A SUNNY ASPECT GARDEN IN A DESIRABLE CUL DE SAC POSITION WITH NO FORWARD CHAIN

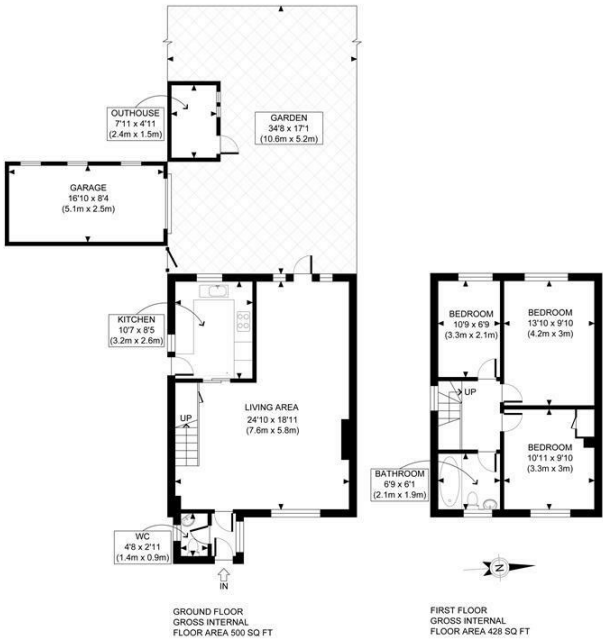
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FOR SALE

A well-presented and modern 3-bedroom semi-detached double-glazed home quietly situated in a favoured cul de sac with own drive and garage. This fine property features a downstairs cloakroom, modern kitchen and a spacious through lounge with dining area having access into a sunny and secluded garden. The first floor provides 3 good sized bedrooms and modern bathroom. Viewing is highly recommended. No Forward chain

LOCATION

Set in a pleasant residential development of similar style housing in this popular cul de sac just minutes' drive away from Ashford town centre and station. Local schools and shops are also conveniently placed. Access to the A308 is close to hand linking Sunbury and Staines together with the M3 and M24 motorways



APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE/GARAGE 1107 SQ FT / 103 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE/GARAGE 928 SQ FT / 86 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	Dukes Close	
	photoplan	



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Current
	Future	Future	Future
	86	86	86
	66	66	66
	55	55	55
	45	45	45
	35	35	35
	25	25	25
	15	15	15
	5	5	5
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.