

# Milestone

RESIDENTIAL

CELEBRATING 125 YEARS

22 Church Road, Ashford, TW15 2UY

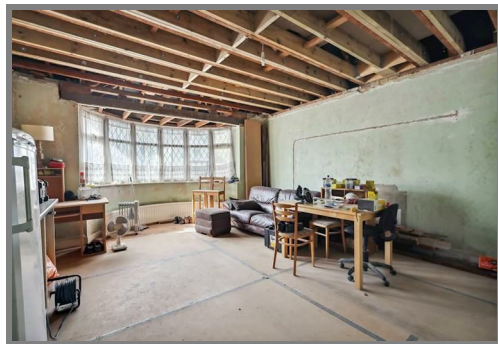
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**27 Talbot Road, Ashford, TW15 3PN**



**Asking Price £550,000 Freehold**



**A unique development opportunity to finish a project. This large 2234 sq ft. detached bungalow set over two floors can be adapted and refitted to include five bedrooms to your own specification.**

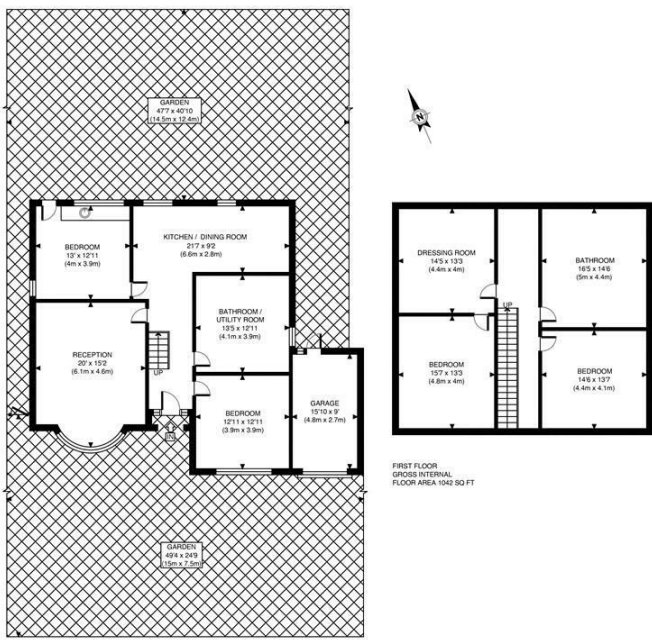
# 27 Talbot Road, Ashford, TW15 3PN

## FOR SALE

A very attractive and spacious detached bungalow with potential to provide 4/5 bedrooms. This property offers adaptable accommodation across two floors it gives the opportunity to complete an unfinished project to take advantage of the property's full potential. Substantial work will be required and best suited for a cash buyer looking for a project as an investment or a long-term family home. The property will require cost and effort to bring it up to its full potential. It provides an amazing opportunity to create a home to your own specific requirements.

## LOCATION

Situated in a popular residential road a short walk to Fordbridge Park and close to both Ashford and Staines town centres



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 2084 SQ FT / 2117 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 2181 SQ FT / 202 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not check the floor plan accuracy and consistency, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Talbot Rd  
 Ashford, TW15 3PN  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>G</b>	Potential: <b>46</b>

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: <b>G</b>	Potential: <b>46</b>

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.