

## **Tudor Cottage, 25 Ford Close, Ashford, TW15 3SB**



**Guide Price £800,000 Freehold**



**AN IMPRESSIVE 5 BEDROOM DOUBLE FRONTED DETACHED PROPERTY QUIETLY SITUATED IN A HIGHLY REGARDED CUL DE SAC WITH A SECLUDED SOUTH FACING GARDEN. THIS FINE HOME FEATURES EXCELLENT SIZED ACCOMODATION THROUGHOUT WITH LARGE RECEPTION ROOMS, DOWNSTAIRS CLOAK/SHOWER ROOM, 2 BATHROOMS, A MODERN FITTED KITCHEN, INTEGRAL GARAGE AND DRIVEWAY WITH OFF STREET PARKING. VIEWING IS HIGHLY RECOMMENDED.**



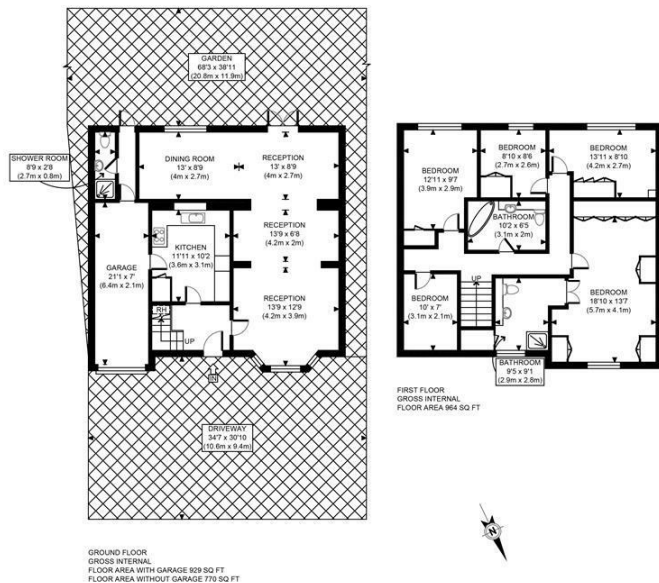
# 25 Ford Close, Ashford, TW15 3SB

## FOR SALE

Situated in a highly regarded and sought after cul de sac, this impressive and spacious double fronted 5 bedroom detached residence is highly recommended by the owner's agent and offers enormous scope to upgrade to provide a wonderful long term family home. Features include the entrance porch with the original hardwood front door leading to the receiving hall having a balustraded staircase to the first floor and door off to a modern fitted kitchen and further door to a large and impressive lounge with feature fireplace and open access through to the 27ft dining room having doors out into the sunny, secluded garden. There's also doors to a downstairs cloak/shower room and integral garage together with a front drive with parking and garden. The first floor L shaped landing leads off to 5 good sized bedrooms and a spacious family bathroom. The master bedroom has built in wardrobes and a concealed en suite bathroom. The rear garden is south facing and secluded. No Forward Chain. Highly Recommended.

## LOCATION

Situated in a quiet and exclusive cul de sac position close to Ashford town centre and station. Fordbridge Park and Ashford Manor Golf Course are just a short walk away. The nearby A308 provides access to both Sunbury and Staines shopping together with the M3 and M25 motorways.



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1893 SQ FT / 176 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1671 SQ FT / 155 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.	Ford Cl 1100000 photoplan
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(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 <sub>2</sub> 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.