

## 12 Stanwell Road, Ashford, Surrey TW15 3ER



**Asking Price £850,000 Freehold**



**A beautifully presented elegant 4 bedroom Victorian semi-detached home with integral garage and off-street parking providing spacious accommodation throughout. Highly recommended for a viewing to appreciate the quality of this fine property.**

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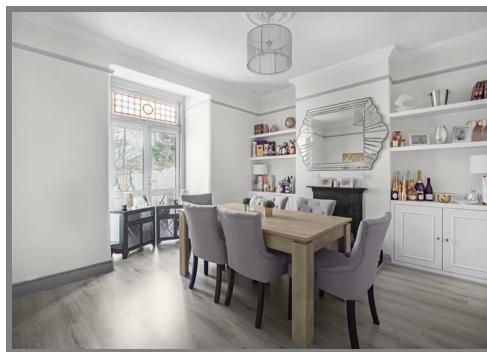
## FOR SALE

A beautiful period family home with high ceilings, large windows and period features in immaculate condition. The impressive entrance hall takes you through to the drawing room with period fireplace, a formal dining room and into an open plan kitchen/dining /family living area with a luxury appointed kitchen and bi-fold doors leading to a large sunny aspect garden.

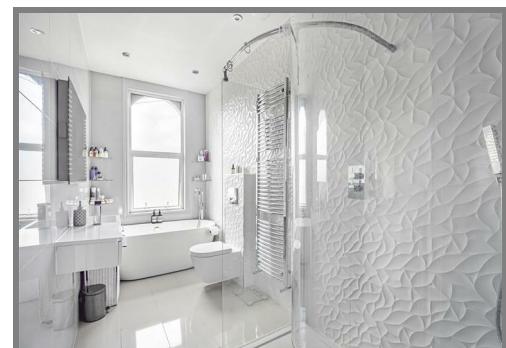
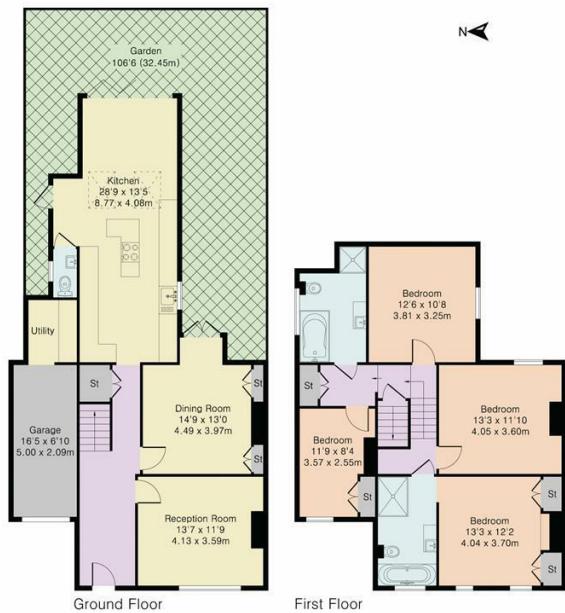
The first-floor landing divides into two with one side providing a good-sized bedroom and the luxury family bathroom with the opposite having 3 double bedrooms, including the master bedroom with dual aspect windows and a luxury en suite bathroom. The rear garden is of good size and secluded.

## LOCATION

Conveniently positioned within walking distance of Ashford town centre and station. Heathrow and Ashford Hospital are also close to hand together with the A30 providing an easy link to Staines and the M25 and M3



Approximate Gross Internal Area 1821 sq ft – 169 sq m  
Ground Floor Area 980 sq ft – 91 sq m  
First Floor Area 841 sq ft – 78 sq m



### PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or inaccuracy. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Milestone**  
RESIDENTIAL

ESTABLISHED 1890

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			73
(69-80) C			55
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.*