

15 Celia Crescent, Ashford, Surrey TW15 3NW



Offers Over £425,000 Freehold



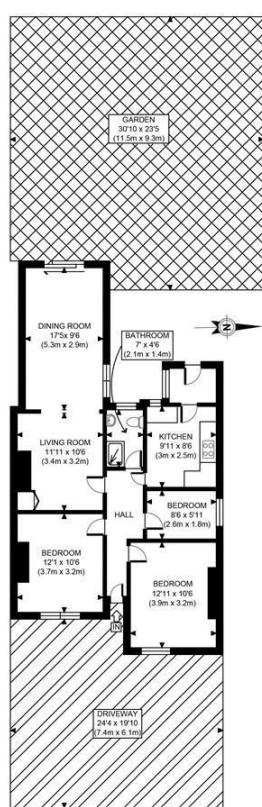
An opportunity to purchase this spacious 3 bedroom extended semi-detached bungalow in need of updating having enormous potential to provide a desirable home in a favoured cul-de-sac location just minutes from Fordbridge Park.

FOR SALE

An excellent opportunity to purchase a 3 bedroom semi detached bungalow in need of refurbishing. The entrance hall has doors to 3 bedrooms, bathroom, kitchen and an extended lounge /dining room with access to a sunny aspect garden. The property is in basic condition with the potential for a buyer to re-instate into a splendid home with comfortable living accommodation of their choice. The rear garden is sunny aspect with a former garage ideal for garden tools/motor bike and general storage. The front garden has a parking space.

LOCATION

Set in a desirable cul-de-sac within a very short walk of delightful Fordbridge Park and the River Ash. Both Staines and Ashford town centres with railway stations are also close to hand together with access to the M3 and M25 motorways.



APPROX. GROSS INTERNAL FLOOR AREA 839 SQ FT / 78 SQM	Celia Crescent
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.	24/02/23
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.	photoplans



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		85	
(81 plus) B		66	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
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