

**88 Clarendon Road, Ashford, TW15 2QD**



**Asking Price £650,000 Freehold**



**An attractive 5 bedroom semi-detached period home with 3 bathrooms  
in a sought-after location just moments from Ashford high street and  
minutes' walk of station**



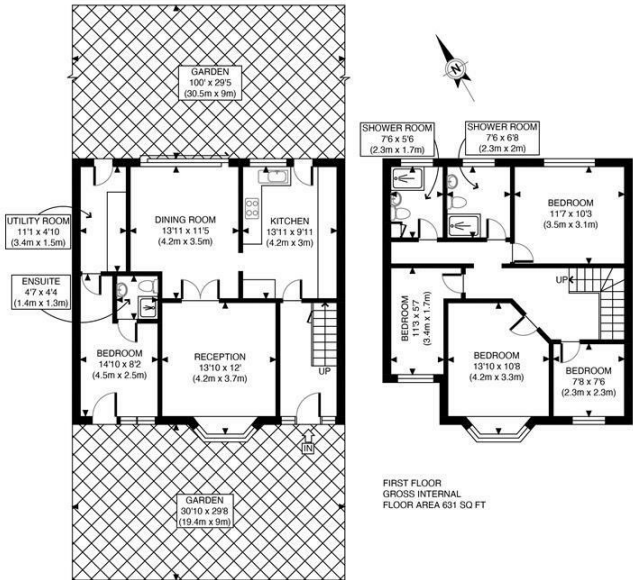
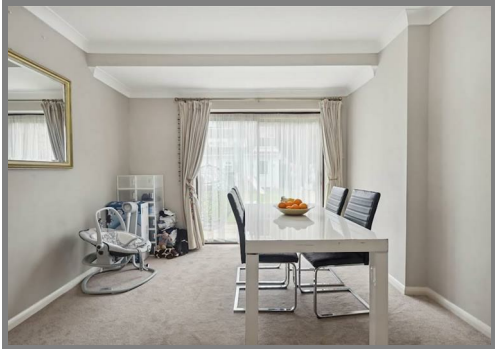
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FOR SALE

This substantial 5 bedroom family home offers comfortable accommodation throughout. Features include a self contained annexe with own entrance, spacious living room and dining room with doors to secluded rear garden. With off street parking and convenient location. A viewing is highly recommended.

LOCATION

Set in one of Ashford's most desirable residential roads just a minutes walk from the Town Centre and a few minutes walk from Ashford Station. Heathrow Airport and Ashford Hospital are in close proximity. The A30 and A308 provide access to both Staines and Kingston along with the M3, M25 and M4 motorways being easily accessible.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 721 SQ.FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 631 SQ.FT



APPROX. GROSS INTERNAL FLOOR AREA 1352 SQ.FT / 136 SQM	Clarendon Road
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	08/05/23 photoplan

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current: 63, Potential: 85	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current: 82, Potential: 85
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
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.