

## 92 Clarendon Road, Ashford, London TW15 2QD



Asking Price £575,000 Freehold



An appealing and spacious 3 double bedroom extended semi detached period property with generous sized rooms and character having potential to extend further with both high street and station minutes walk away.  
Some updating required.

## FOR SALE

A spacious semi-detached period property having 3 double bedrooms and 2 bathrooms. Featuring an attractive receiving hall with original balustraded staircase to the first floor. The ground floor has a formal living room as well as a large extended family room with access to the garden. The kitchen has doors to a separate utility room with cloakroom. On the second floor, the master bedroom has en-suite facilities with 2 further double bedrooms and a family bathroom. Generous side access and enormous potential to extend further. No Forward Chain.

## LOCATION

Set in one of Ashford's most desirable residential roads just minutes' walk from the town centre and station. Ashford Manor golf course is close to hand together with Heathrow Airport and Ashford Hospital. Both the A30 and the A308 provide access to both Staines and Sunbury and also to the M3, M25 and M4 motorways.



APPROX. GROSS INTERNAL FLOOR AREA 1467 SQ FT / 136 SQM	Clarendon Rd
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.	date 05/02/23 photoplans

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (97 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(56-68)	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	