

## 9 Ashford Crescent, Ashford, Surrey TW15 3EE



**Asking Price £675,000 Freehold**



**A beautifully presented Victorian 5 bedroom halls adjoining semi detached home in excellent condition throughout with 2 modern bathrooms, sunny aspect garden, attached garage and generous off street parking.**

## For Sale

A most appealing Victorian 5 bedroom semi detached halls adjoining property with generous and adaptable accommodation. This fine period home features an attractive lounge with feature fireplace, spacious and well fitted kitchen with island/breakfast bar and a separate dining area. The extensive ground floor also features a utility room and large garden room with home office area. The ground floor is completed with a bathroom and a very large 19 ft bedroom 5 or additional living area. The first-floor split level landing leads to 4 further good-sized bedrooms and modern bathroom. There is an inner courtyard, sunny aspect garden, excellent garage and generous off-street parking. Highly recommended.

## Location

Situated in a very desirable residential area a few minutes from Ashford station and high street. Staines upon Thames is also close to hand and access to both the M3 and M25 motorways. Ashford Hospital and Heathrow airport are also conveniently placed. Sport amenities include Ashford Football Club and Ashford golf course both nearby.



Ashford Crescent  
1680/22  
photoplans



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC