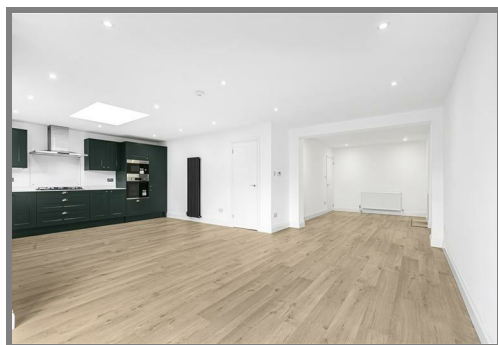


**15 Celia Crescent, Ashford, Surrey TW15 3NW**



**Asking Price £590,000 Freehold**



**A beautifully presented spacious 3 double bedroom, 2 bathroom bungalow newly refurbished to an exceptional standard with parking and sunny garden. In a favoured cul-de-sac location just minutes from Fordbridge Park. No Forward Chain**

# 15 Celia Crescent, Ashford, Surrey TW15 3NW

## FOR SALE

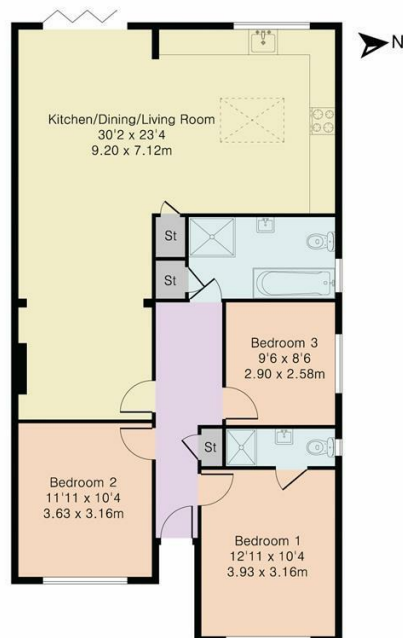
Newly Refurbished throughout to a excellent standard. This bright and spacious bungalow provides 3 large bedrooms and 2 bathrooms (including an ensuite). The spacious luxury fitted kitchen, dining/family area certainly has the wow factor with bifold doors lead to a sunny garden with lawn and large patio area. With generous parking and just a minutes' walk to the park a viewing is highly recommended.

## LOCATION

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



Approximate Gross Internal Area 1076 sq ft – 100 sq m



Ground Floor



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 misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. 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.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         | <b>85</b> | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (91-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (89-90) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| 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.