



64







**64 Wolsey Road, Ashford, Surrey TW15 2RB**  
**£607,000 - Freehold**





## PROPERTY DESCRIPTION

Situated with in Ashford town centre and within easy walking distance to the shops and station (Waterloo 35 mins), this property boasts a double storey rear extension and offers deceptively spacious and flexible accommodation throughout. The property also enjoys and good size south facing rear garden and off road parking to the front. The accommodation comprises of an entrance hallway, front reception room, a 21' rear reception room with patio doors out to the garden, a spacious 18' kitchen. On the first floor there is a large double and single bedroom to the front, family bathroom and another 17' double bedroom to the rear with an en-suite shower room. From the landing there are stairs leading up to the fourth bedroom which is again a double room with the benefit of having an ensuite play room/tv room. Outside there is a mature garden measuring approx. 75' which is south facing, koi carp pond, patio area and a workshop to the side of the house measuring 8.5m' x 1.5'. To arrange a viewing please contact the vendors sole agents on 01784 255633.

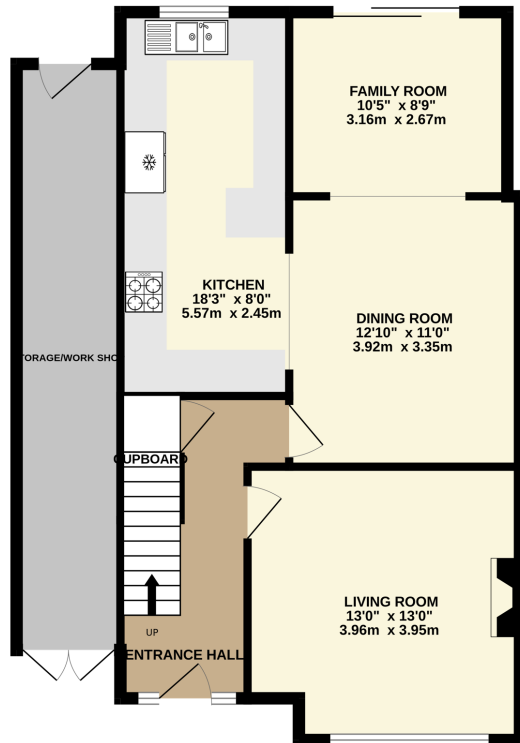
## POINTS OF INTEREST

- Town centre location
- Walking distance to station and shops
- Double story rear extension
- Off road parking
- Four bedrooms
- Two bathrooms
- Spacious kitchen
- Large garden

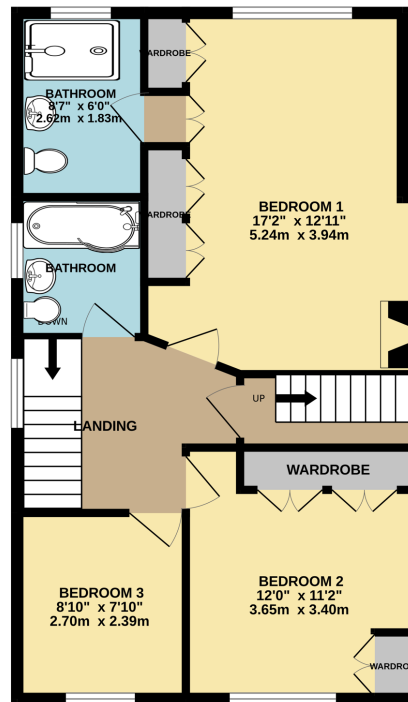




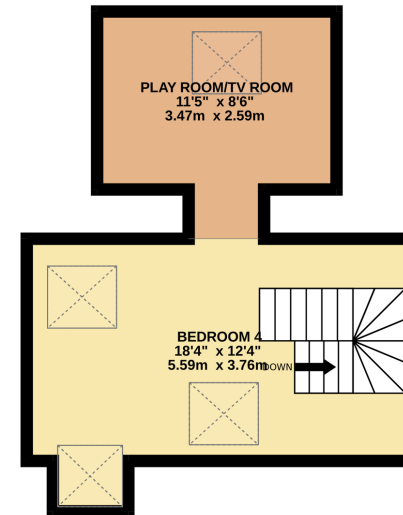
GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR  
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC