





56 Anderson Drive, Ashford, Surrey TW15 1BE
£469,950 - Freehold



PROPERTY DESCRIPTION

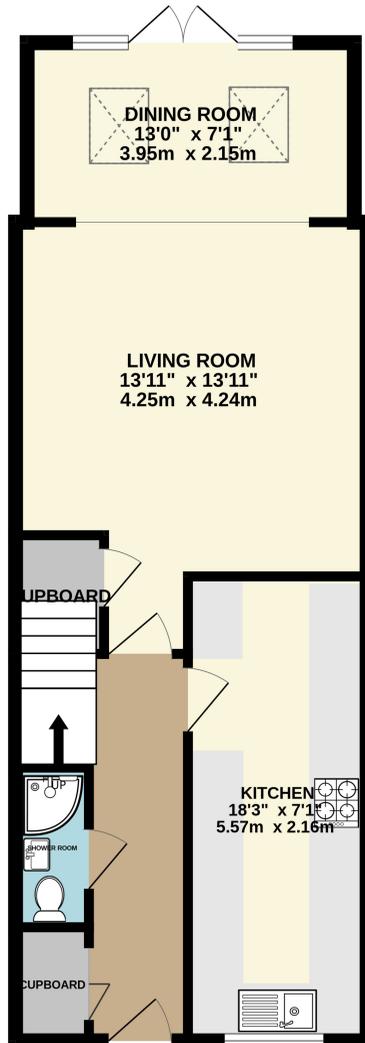
Situated in a quiet cul-de-sac, Gregory Brown are pleased to present this well-presented three-bedroom terraced house, extended to provide excellent and versatile living accommodation. The ground floor features an impressive 18' kitchen, a spacious living room, a separate dining area, and a convenient downstairs WC with shower. To the first floor there are three bedrooms and a family bathroom. A further bonus is the loft room, accessed via stairs from the landing. Externally, the property benefits from off-road parking to the front and an enclosed rear garden with pedestrian rear access.

POINTS OF INTEREST

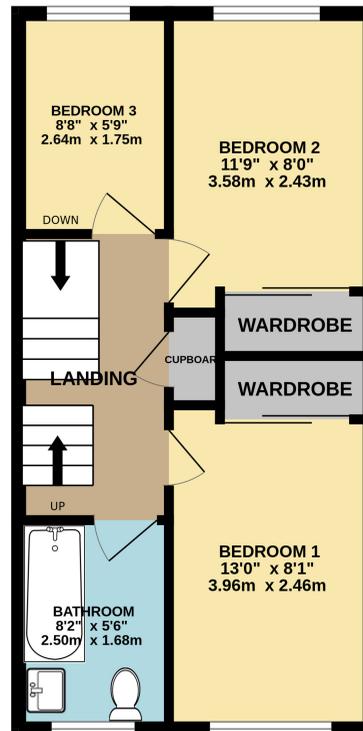
- Extended terraced house
- Three bedrooms plus loft room
- 18' fitted kitchen
- Living room & separate dining area
- Quiet cul-de-sac location
- Downstairs WC with shower
- Enclosed rear garden with rear access
- Off-road parking to the front



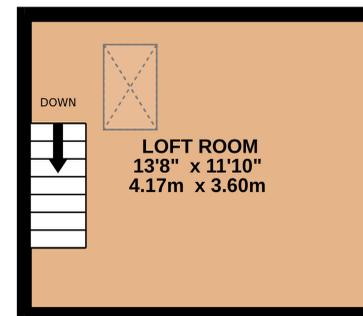
GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
165 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	