

FOR SALE

£325,000 Share of Freehold



## London Road, Ashford, Surrey. TW15 3AB

- Entrance Hall
- Open Plan Kitchen/ Living Room
- Three Bedrooms
- Modern Shower Room
- Private Rear Garden
- Rear Garage
- Parking Space
- 200 Year Lease
- Combi Boiler 2018
- Highly Recommended





## PROPERTY DESCRIPTION

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A spacious first floor maisonette with private rear garden, garage and rear parking. Conveniently located just a short distance from Staines upon Thames and Ashford high street as well as local schools and bus links. The property benefits from a share of freehold, over 200 year lease and modern boiler/ windows. Contact our office now for more information.





## ROOM DESCRIPTIONS

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### Entrance

Approached via a front aspect double glazed door and leading through a wooden entrance with carpeted stairs to landing, benefitting from two built in storage cupboards, loft hatch, laminate flooring and wall mounted radiator.

### Kitchen/ Lounge

3.07m x 7.10m (10' 1" x 23' 4") Rear and side aspect double glazed windows, a range of eye and base level units with integrated drainage sink and space for white goods. Ample space for lounge and dining room furniture as well as side aspect double glazed French doors to balcony and stairs to garden.

### Principle Bedroom

3.88m x 3.38m (12' 9" x 11' 1") Rear aspect double glazed windows, fitted floor to ceiling wardrobes, laminate flooring and wall mounted column radiator.

### Bedroom Two

3.18m x 4.18m (10' 5" x 13' 9") Front aspect double glazed bay window, laminate flooring and wall mounted column radiator.

### Bedroom Three

2.51m x 2.44m (8' 3" x 8' 0") Front aspect double glazed window, laminate flooring and wall mounted column radiator.

### Shower Room

2.62m x 1.93m (8' 7" x 6' 4") Rear aspect double glazed window with frosted glass, walk in rainfall shower, low level WC and wash basin vanity, heated towel rail, laminate flooring and part tiled walls.

### Garden

South facing an paved. Access to rear garage and side gate to front garden.

### Garage

2.54m x 6.12m (8' 4" x 20' 1") Located at the rear of the garden and accessed via a private service road. Parking in front and power installed.

### Tenure

We have been advised the property owns a share of the freehold and there is approximately 200 years lease remaining with no ground or service charge. Building to be arranged by the owner. We recommend this information be confirmed with your solicitor prior to exchange.



