



GB



74 Metcalf Road, Ashford, Surrey TW15 1HA
£535,000 - Freehold



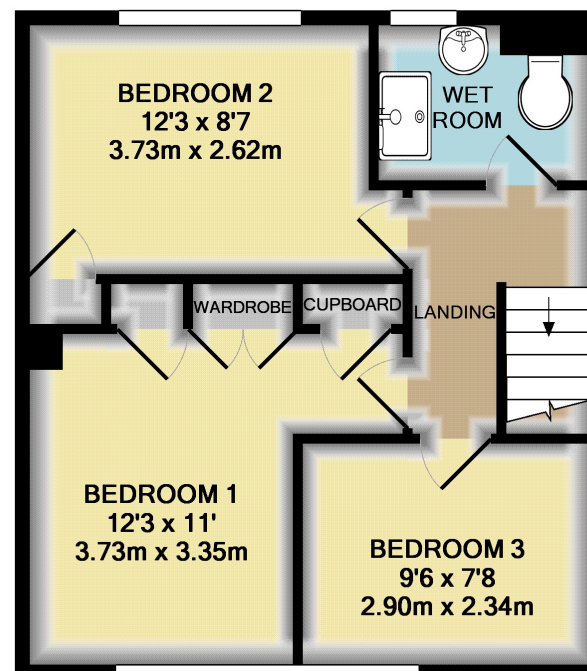
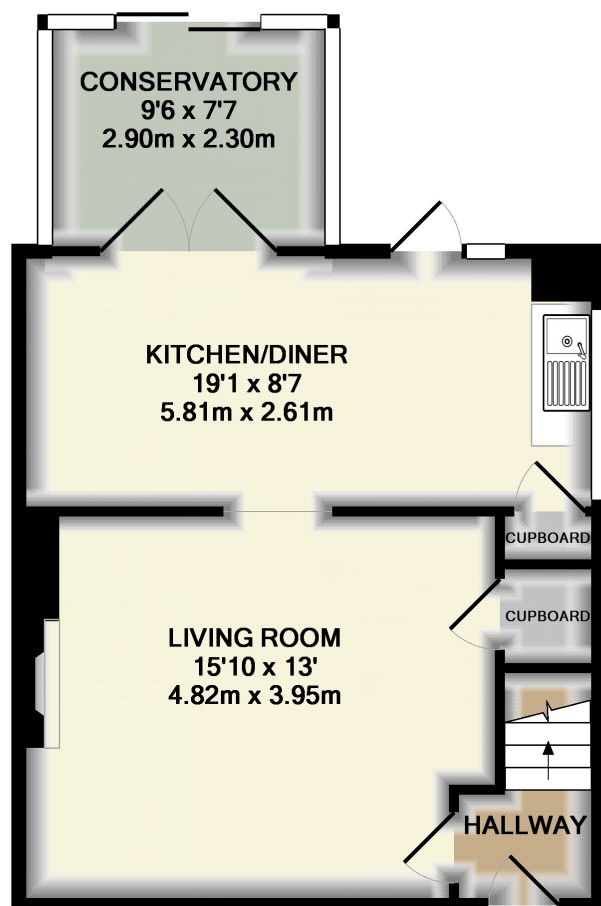
PROPERTY DESCRIPTION

A well-presented three-bedroom semi-detached house situated in Metcalf Road, Ashford. To the ground floor the property offers a bright living room and a modern fitted kitchen with access to a large rear garden. Upstairs there are three bedrooms and a contemporary family bathroom. Further benefits include driveway parking, a garage and excellent potential to extend (STPP). The property is also ideally located close to local shops and transport links, and is offered with no onward chain. Viewings are recommended.

POINTS OF INTEREST

- IMMACULATLELY PRESENTED
- THREE BEDROOM SEMI DETACHED HOUSE
- LARGE GARDEN
- GARAGE
- OFF ROAD PARKING
- MODERN FITTED KITCHEN WITH APPLIANCES
- WALKING DISTANCE TO SCHOOLS
- WALKING DISTANCE TO SHOPS





GROUND FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		88
(69-80)	C	71	
(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			