





**75 Denman Drive, Ashford, Surrey TW15 2AP**  
**£410,000 - Freehold**



## PROPERTY DESCRIPTION

**\*NO ONWARD CHAIN\*** Gregory Brown are delighted to welcome to the market for sale, this two bedroom semi detached bungalow which is situated in an enviable position within this quiet, residential road, backing directly onto Ashford Manor Golf Course. A perfect project, the property requires modernisation and offers substantial scope for extension (STPP) and improvement. The accommodation currently comprises of a good size reception room, kitchen, two double bedrooms, bathroom, separate WC, rear garden, detached garage, ample driveway parking, and a large front garden. Further benefits include gas heating, double glazing, and the property is to be sold with no onward chain complications.

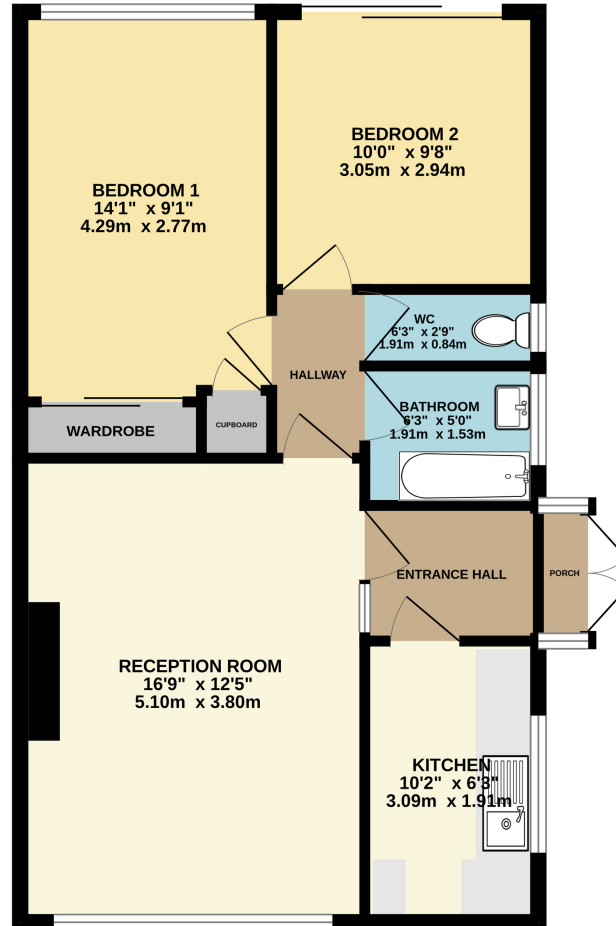
## POINTS OF INTEREST

- No onward chain
- Two bedrooms
- Potential to extend (STPP)
- Large plot
- Backing onto Ashford Manor Golf Course
- Detached garage





GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC