



GREGORY BROWN
RESIDENTIAL SALES & LETTINGS

£475,000 Freehold
FOR SALE



9 Priory Gardens, Ashford, Surrey, TW15 1NZ

WELL PRESENTED AND SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY IN SOUGHT AFTER LOCATION IDEALLY POSITIONED FOR TOWN CENTRE, LOCAL SCHOOLS & MAINLINE TRAIN STATION. The property benefits from a spacious lounge/diner, modern fitted kitchen, conservatory, downstairs W.C, three well-proportioned bedrooms (en-suite to Bed 1), further modern white bathroom suite, secluded rear garden and allocated parking. No Onward Chain. Viewings Highly Recommended!

Gregory Brown

127a, High Street, Staines-upon-Thames, TW18 4PD

01784 451458

staines@gregory-brown.co.uk

ROOM DESCRIPTIONS

Covered Porch

With partly glazed front door leading to:

Entrance Hall

Side aspect double glazed window, light and power points, stairs to first floor, understairs storage cupboard, further built-in storage cupboard.

Downstairs W.C.

Side aspect double glazed window, low level W.C, wash hand basin inset to cabinet, light point, radiator.

Lounge/Diner

Rear aspect double glazed window, range of units at eye and base level, two radiators, TV point.



Conservatory

Rear and side aspect double glazed windows, light and power points, radiator, side aspect door to Garden, tiled floor, light point.



Kitchen

Front aspect double glazed window, range of fitted units at eye and base level, roll edged worktops, sink drainer unit, built-in oven and hob with extractor over, space for American style fridge/freezer and washing machine. Integrated dishwasher.



First Floor

Landing

Side aspect double glazed window, light point, radiator, access to loft space.

ROOM DESCRIPTIONS

Bedroom 1

Rear aspect double glazed window, light and power points, radiator.



Bedroom 3

Front aspect double glazed window, light and power points, radiator.



En-suite Shower Room

Rear aspect double glazed window, built-in shower, low level W.C, wash hand basin, heated towel rail, cupboard housing boiler, partly tiled walls.



Bathroom

Side aspect double glazed window, panel enclosed bath, wash hand basin, low level W.C, heated towel rail, partly tiled walls, extractor.



Bedroom 2

Front aspect double glazed window, light and power points, radiator.



Outside

Front Garden

With pathway to front door, two allocated parking bays.

Rear Garden

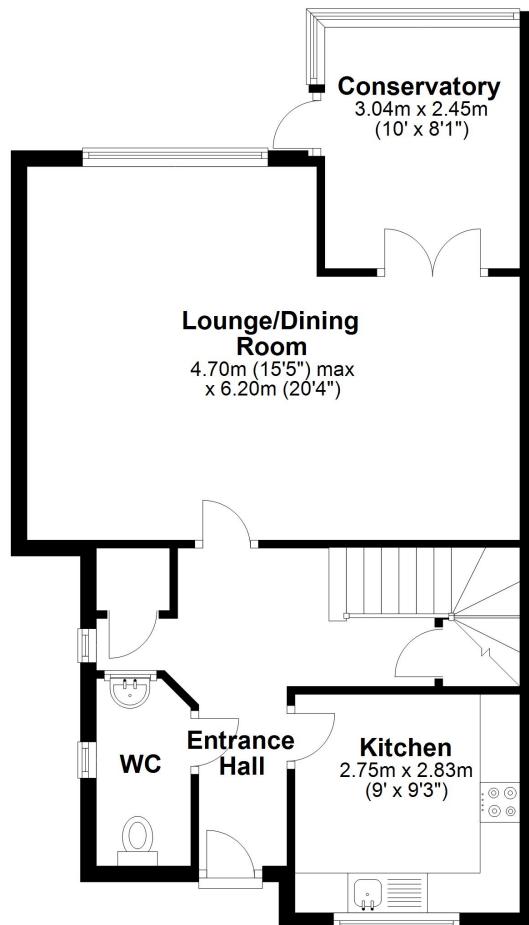
Paved patio area nearest to house, artificial lawn area, enclosed by brick-wall and wood-panel fencing, gated side access to front.



FLOORPLAN

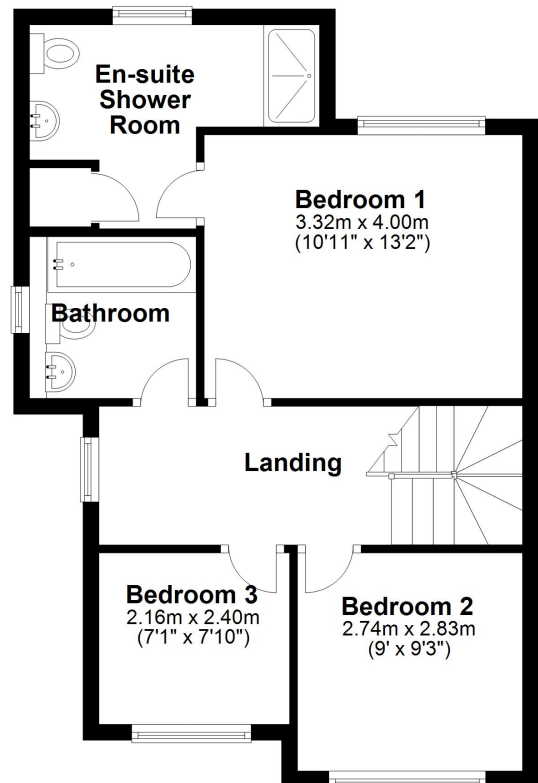
Ground Floor

Approx. 56.9 sq. metres (612.6 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



Total area: approx. 106.0 sq. metres (1140.9 sq. feet)

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