





36 Fernhurst Road, Ashford, Surrey TW15 1AH
£579,950 - Freehold



PROPERTY DESCRIPTION

This stylish and well-presented family home offers flexible and spacious accommodation and benefits from having been completely refurbished approximately five years ago. The ground floor comprises an entrance hall, a convenient downstairs WC, and a front reception room currently used as a bedroom, offering versatile living space, a spacious living room open-plan to the kitchen/dining area, creating a bright and sociable family space. The modern kitchen is fitted with integrated appliances including a fridge/freezer, washing machine, dishwasher, oven, and hob. Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, in addition to a family bathroom. Externally, the property offers off-road parking to the front, while to the rear there is an excellent-sized garden with a large patio area, ideal for outdoor entertaining and family use. Viewing is strongly recommended by the vendors' sole agents.

POINTS OF INTEREST

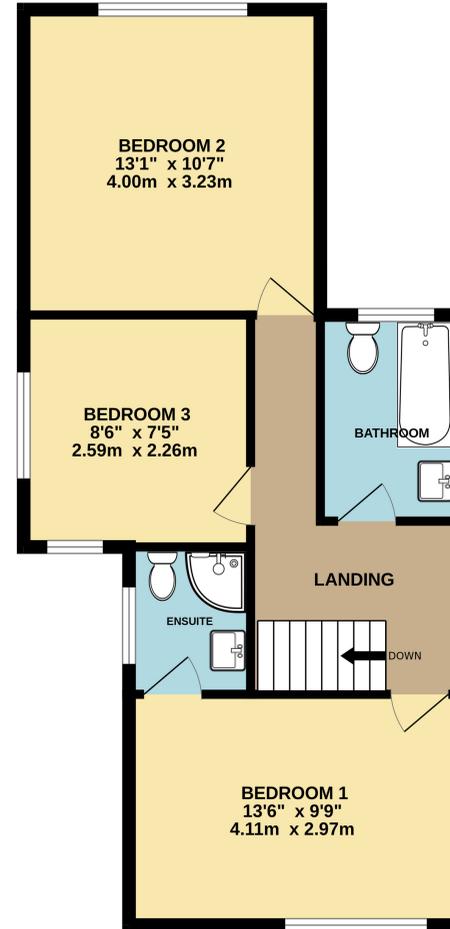
- Stylish and well-presented family home
- Refurbished approximately five years ago
- Master bedroom with en-suite shower room
- Spacious open-plan living/kitchen/dining area
- Large rear garden with patio
- Three/Four good-sized bedrooms
- Spacious front reception room currently used as a bedroom
- Off road parking



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.2 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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	