





**11 Courtfield Road, Ashford, Surrey TW15 1JN**  
**£575,000 - Freehold**



## PROPERTY DESCRIPTION

A substantial four bedroom extended end of terrace family home located in a quiet cul-de-sac in Ashford, offering generous and versatile accommodation throughout. To the ground floor, the property features a front living room, a spacious dining room which opens into a fully fitted extended kitchen, and a further extended reception room overlooking the garden. There is also a downstairs shower room with WC. Upstairs, the first floor provides a large master bedroom with fitted wardrobes and an en-suite shower room, two further double bedrooms, and a three-piece family bathroom. Stairs lead to a converted loft area currently used as a fourth bedroom. Outside, the property benefits from its own driveway to the front with potential to create additional off street parking, while to the rear there is a private garden with a good width and a small outbuilding with power and lighting. Viewings are recommended.

## POINTS OF INTEREST

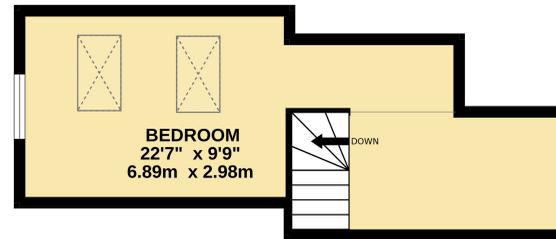
- CORNER PLOT
- FAMILY HOME
- EXTENDED KITCHEN
- DRIVEWAY PARKING
- CLOSE TO LOCAL SCHOOLS
- WALKING DISTANCE TO BUS ROUTES
- WALKING DISTANCE TO SHOPS
- FOUR BEDROOM HOUSE



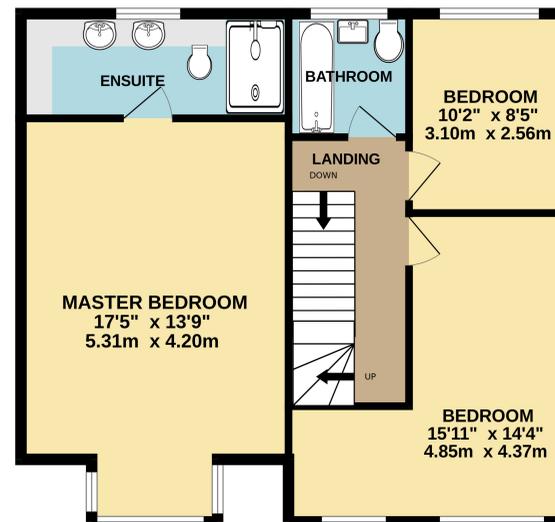
GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



2ND FLOOR  
259 sq.ft. (24.1 sq.m.) approx.



1ST FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1752 sq.ft. (162.8 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			