





37 Selby Road, Ashford, Surrey TW15 1JG
£689,950 - Freehold



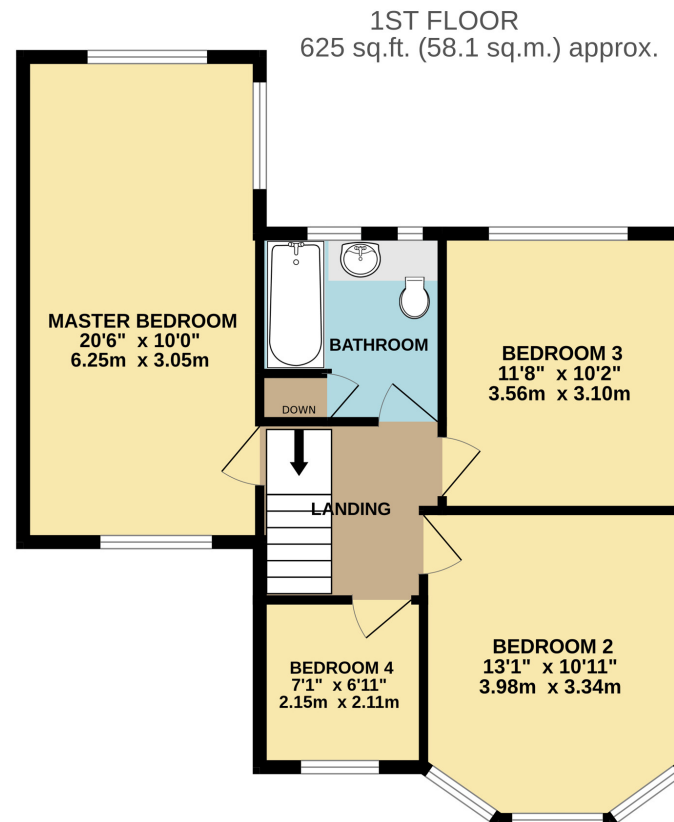
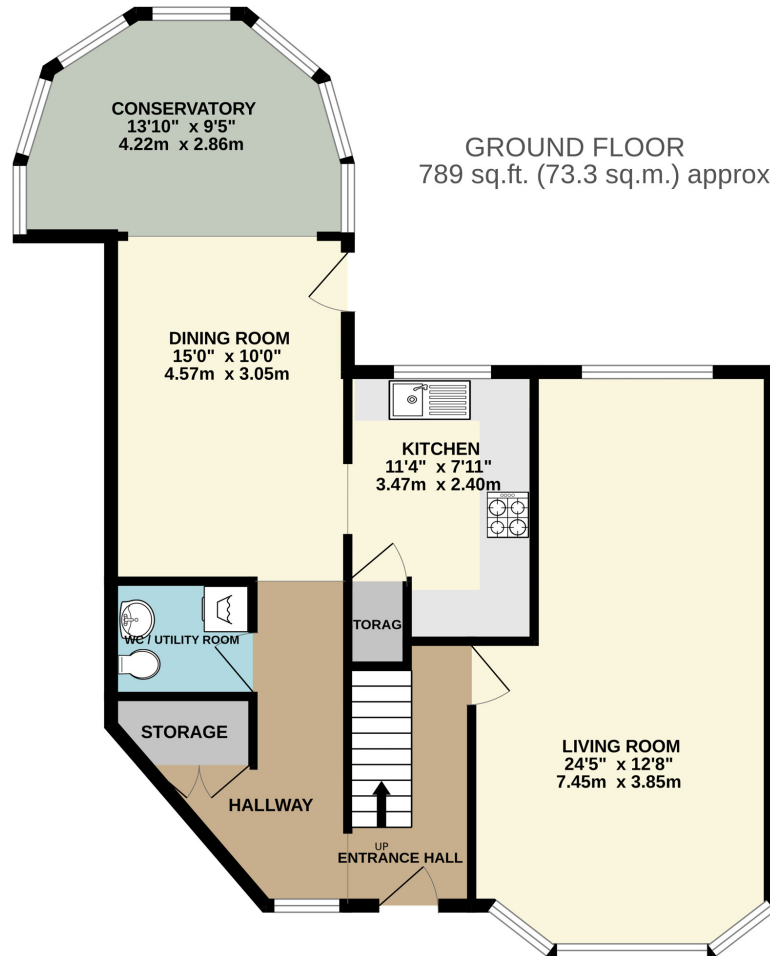
PROPERTY DESCRIPTION

A well presented, four bedroom detached family home, situated in the highly sought after Selby Road in Ashford, benefiting from a large south-facing garden. The property is well positioned for local schools, shops, and bus routes, making it a convenient location for everyday living. The property offers off-street parking for several vehicles to the front along with a detached garage. To the ground floor, there is a spacious dual-aspect 24ft living room, a well-kept kitchen overlooking the rear garden, a bright dining area leading through to a south-facing conservatory, and a convenient downstairs WC/utility room. The first floor provides three spacious double bedrooms, each with fitted cupboards, along with a fourth single bedroom and a family bathroom. Viewings are highly recommended.

POINTS OF INTEREST

- FOUR BEDROOM DETACHED HOUSE
- QUIET RESIDENTIAL LOCATION
- WALKING DISTANCE TO SCHOOLS & SHOPS
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- DETACHED GARAGE
- HIGHLY SOUGHT AFTER LOCATION
- UTILITY ROOM / DOWNSTAIRS WC





TOTAL FLOOR AREA : 1415 sq.ft. (131.4 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	79
England, Scotland & Wales			
EU Directive 2002/91/EC			