



## **Ford Close, Ashford, Surrey,**

### **TW15 3SB**

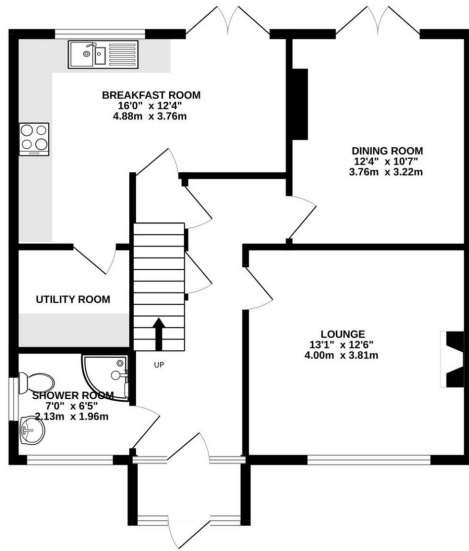
OFFERING GREAT SCOPE FOR EXTENSION (S.T.R.P.P.) IS THIS WELL PRESENTED THREE BEDROOM DETACHED PROPERTY SITUATED ALONG THIS MUCH SOUGHT AFTER NO-THROUGH ROAD IDEALLY LOCATED FOR EASY ACCESS TO ASHFORD TOWN CENTRE, MAINLINE TRAIN STATION, LOCAL SCHOOLS & MOTORWAY NETWORKS. The property benefits from a spacious lounge, dining room, luxury kitchen/breakfast room with separate utility, downstairs W.C/shower room, three well proportioned bedrooms, modern white bathroom suite, large secluded rear garden, off-street parking and garage. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

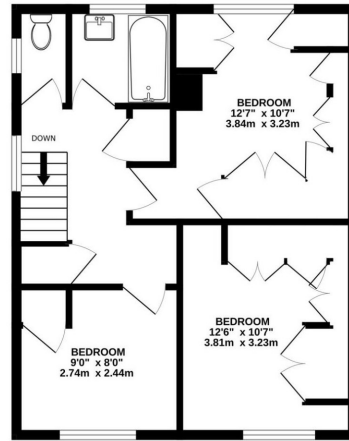
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# FLOORPLAN & EPC

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	