



## **94 Clarendon Road, Ashford, Surrey, TW15 2QD**

CHARMING THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED ALONG MUCH SOUGHT AFTER ROAD IDEALLY LOCATED FOR ASHFORD HIGH STREET & MAINLINE TRAIN STATION. The property is in good order throughout and benefits from a spacious lounge, dining room, family room, modern fitted kitchen, downstairs W.C, three well proportioned bedrooms, bathroom, large secluded rear garden and off-street parking. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Double glazed door leading to:

#### Entrance Hall

Front aspect UPVC double glazed window, light and power points, radiator, understairs storage cupboard, stairs to first floor and doors to:

#### Downstairs W.C.

Side aspect UPVC double glazed window, low level W.C, wash hand basin, light point.

#### Lounge



Front aspect UPVC double glazed Bay window, light and power points, TV point, radiator, cast-iron feature fireplace with Marble surround.

#### Dining Room



Light and power points, radiator, cast-iron feature fireplace, built-in shelving and storage cupboards. Doorway to:

#### Family Room



Rear aspect UPVC double glazed French doors to garden, light and power points, two radiators.

#### Kitchen



Rear and side aspect UPVC double glazed windows and door to garden, range of modern fitted units at eye and base level, 1 1/2 bowl sink drainer unit, built-in oven and hob with extractor over, integrated dishwasher and washing machine. Space for fridge/freezer.

#### First Floor

##### Landing

Side aspect UPVC double glazed window, light point, access to loft space and doors to:

## ROOM DESCRIPTIONS

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### Bedroom 1



Front aspect UPVC double glazed window, light and power points, radiator, range of built-in wardrobes.

### Bedroom 2



Rear aspect UPVC double glazed window, light and power points, radiator, built-in wardrobes.

### Bedroom 3



Rear aspect UPVC double glazed window, light and power points, cast-iron feature fireplace, cupboard housing hot water tank, radiator.

### Bathroom

Front aspect UPVC double glazed window, panel enclosed bath, low level W.C, pedestal wash hand basin, partly tiled walls, radiator.

### Outside

#### Front Garden

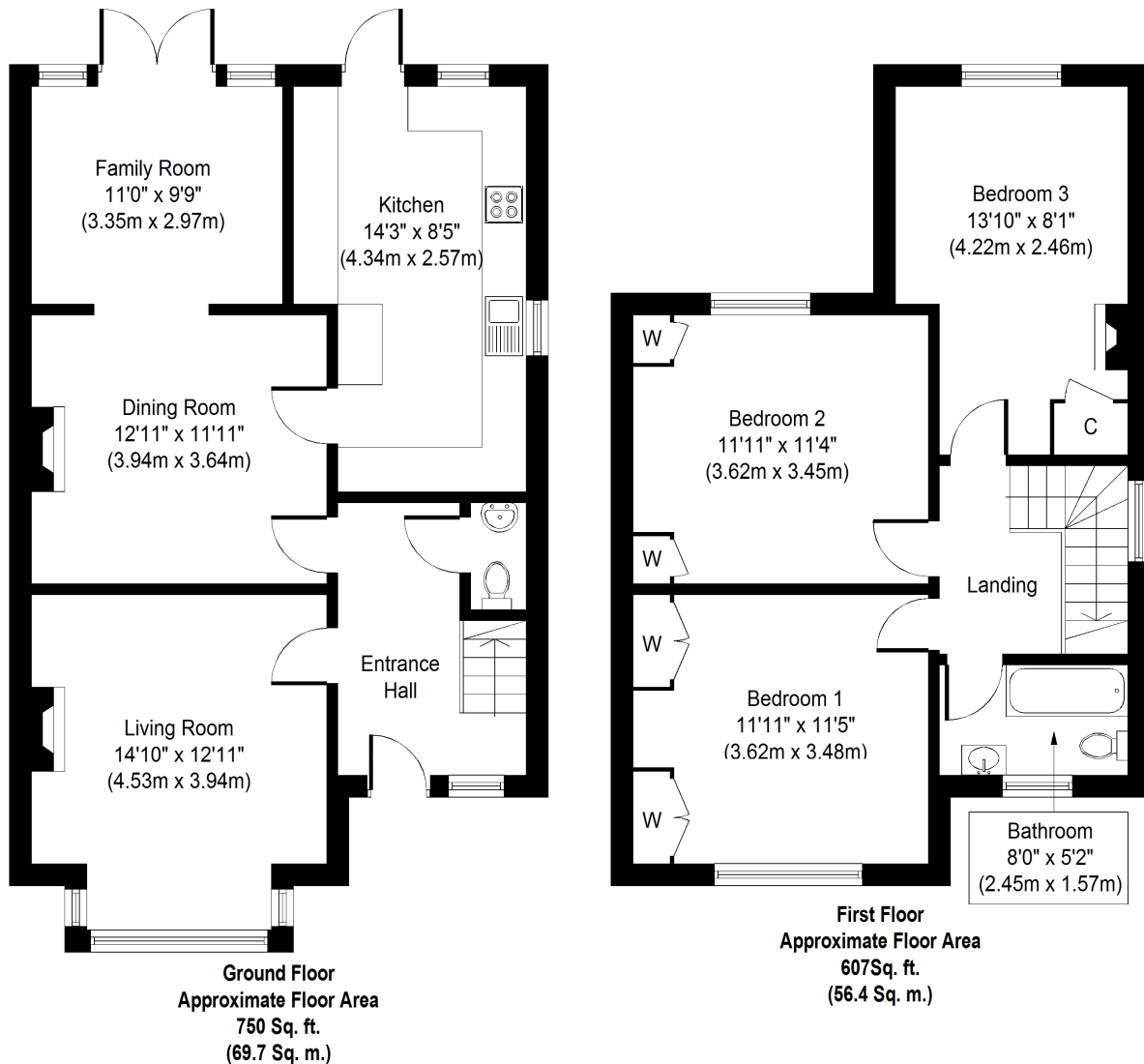
Mainly laid to off-street parking.

#### Rear Garden



Paved patio area nearest to house, mainly laid to lawn, gated side access to front, pathway to rear, further paved area. Timber shed with light and power, further storage shed.

# FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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