







**97 School Road, Ashford, Surrey TW15 2AL**  
**£499,950 - Freehold**





## PROPERTY DESCRIPTION

Detached chalet bungalow located close to local shops and walking distance to schools. The property is being offered with no onward chain and the accommodation comprises of an entrance hall, lounge/dining room, 15' kitchen, three double bedrooms (one downstairs), shower room, there is own drive way which leads to off road parking for several cars and a detached garage measuring 16'4 x 8'1. The rear garden is westerly facing mainly laid to lawn and is 135' long. The property also offers potential to extend subject to planning permission. Viewings are recommended via the vendors sole agents.

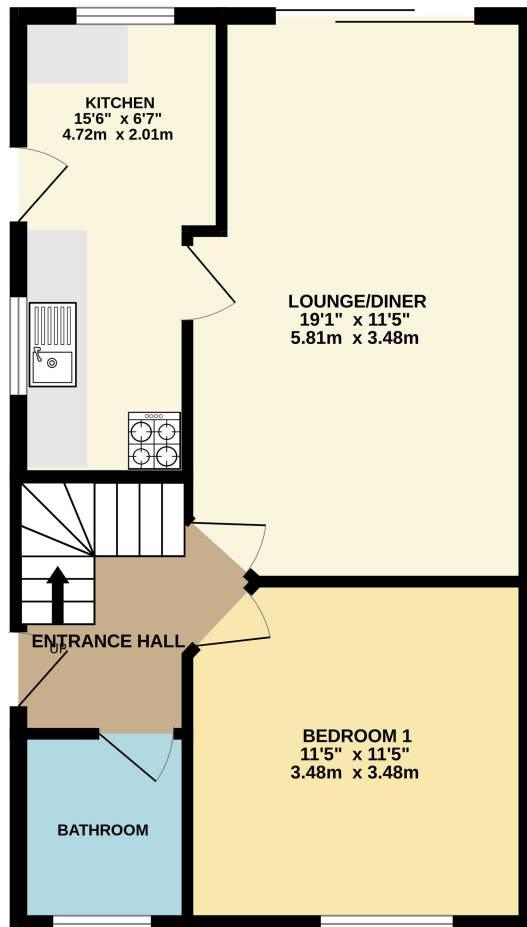
## POINTS OF INTEREST

- Detached chalet bungalow
- Three double bedrooms
- Lounge/Dining room
- 15 Kitchen
- Own drive to garage and parking
- 135' westerly facing garden
- Potential to extend STPP
- No onward chain

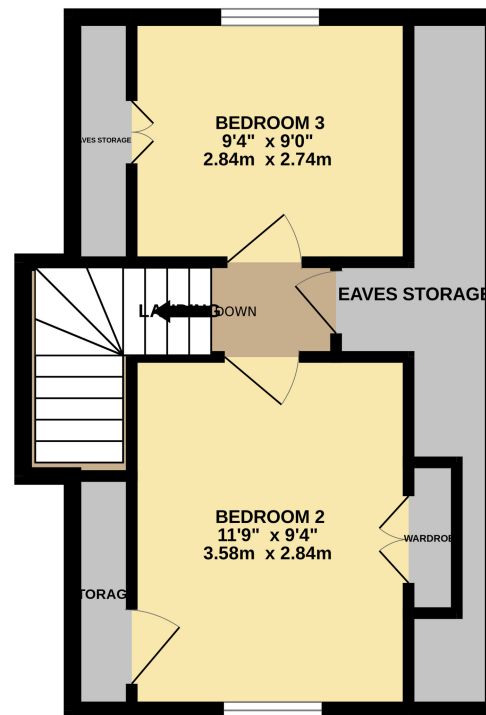




GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.4 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	