

## Ashridge Way, Sunbury-on-Thames, TW16 7SE

**Guide Price £550,000**



- Outbuilding With Power & Water Supply
- Extended To Rear
- Off Street Parking
- Ideal Family Home
- Ensuite To Master Bedroom
- Utility
- Close To Schools
- Four Bedrooms

Approximate Gross Internal Area 1559 sq ft – 144 sq m  
 Ground Floor Area 558 sq ft – 52 sq m  
 First Floor Area 391 sq ft – 36 sq m  
 Second Floor Area 274 sq ft – 25 sq m  
 Outbuilding Area 336 sq ft – 31 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We have not tested the services or domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars form no part of any offer or contract and their accuracy cannot be guaranteed.