



## **7 Portland Road, Ashford, Surrey, TW15 3BU**

HUGELY SPACIOUS FOUR BEDROOM HALLS ADJOINING SEMI-DETACHED PROPERTY WITH ANNEXE OFFERED TO THE MARKET IN SUPERB CONDITION THROUGHOUT. The property has been extensively extended and updated by the current owner and benefits from a spacious lounge, dining room, modern kitchen/breakfast room, study, downstairs W.C, four well-proportioned bedrooms, luxury bathroom suite, an extensive rear garden, off-street parking and an Annexe comprising of lounge/kitchen, separate bedroom and wet room. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Covered Porch

With double glazed door to:

### Entrance Hall

Wood-style laminate flooring, radiator, stairs to first floor.

### Downstairs W.C.

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

### Lounge



Front aspect UPVC double glazed windows, light and power points, two radiators, cast-iron feature fireplace, TV point.

### Dining Room



Rear aspect UPVC double glazed French doors to garden, wood-style laminate flooring, light and power points, radiator.

### Study

Rear aspect UPVC double glazed window, light and power points, radiator.

### Kitchen/Breakfast Room



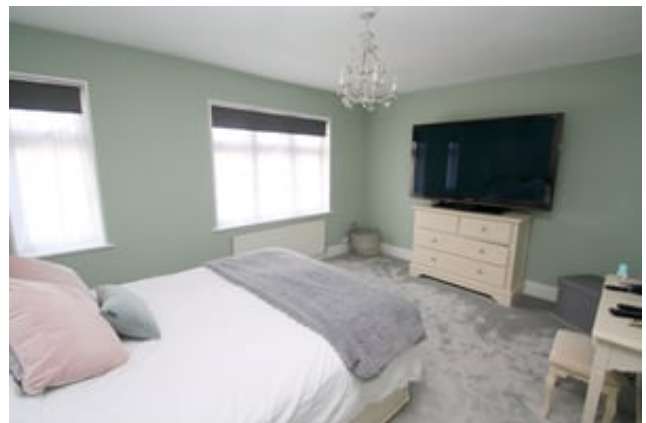
Side aspect UPVC double glazed windows, range of modern fitted units at eye and base level, sink drainer unit, space for Range-style cooker and fridge/freezer. Integrated dishwasher, washing machine and tumble dryer. Velux windows, radiator.

### First Floor

#### Landing

Light and power points, access to loft space.

#### Bedroom 1



Front aspect UPVC double glazed windows, light and power points, radiator.



## ROOM DESCRIPTIONS

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### Bedroom 2

Front aspect UPVC double glazed window, light and power points, radiator.

### Bedroom 3

Rear aspect UPVC double glazed window, light and power points, radiator.

### Bedroom 4

Rear aspect UPVC double glazed window, light and power points, radiator.

### Bathroom



Rear aspect UPVC double glazed window, roll top bath, low level W.C, wash hand basin inset to storage cabinet. Double-shower unit, tiled walls, heated towel rail, light point.

### Annexe

#### Lounge/Kitchen



Side aspect UPVC double glazed door, rear and side aspect UPVC double glazed windows, range of built-in units with roll edged worktops, built-in hob, sink drainer unit with mixer tap, space for low level fridge & freezer, Velux window, radiator.

### Bedroom



Front aspect UPVC double glazed window, light and power points, double radiator, wood-style laminate flooring. Door into Main house.

### Wet Room



Side aspect UPVC double glazed window, low level W.C, wash hand basin, electric shower, heated towel rail, tiled walls, tiled floor.

### Outside

#### Front Garden



Mainly laid to lawn with driveway for 2 cars and pathway to front door.

## ROOM DESCRIPTIONS

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### Rear Garden

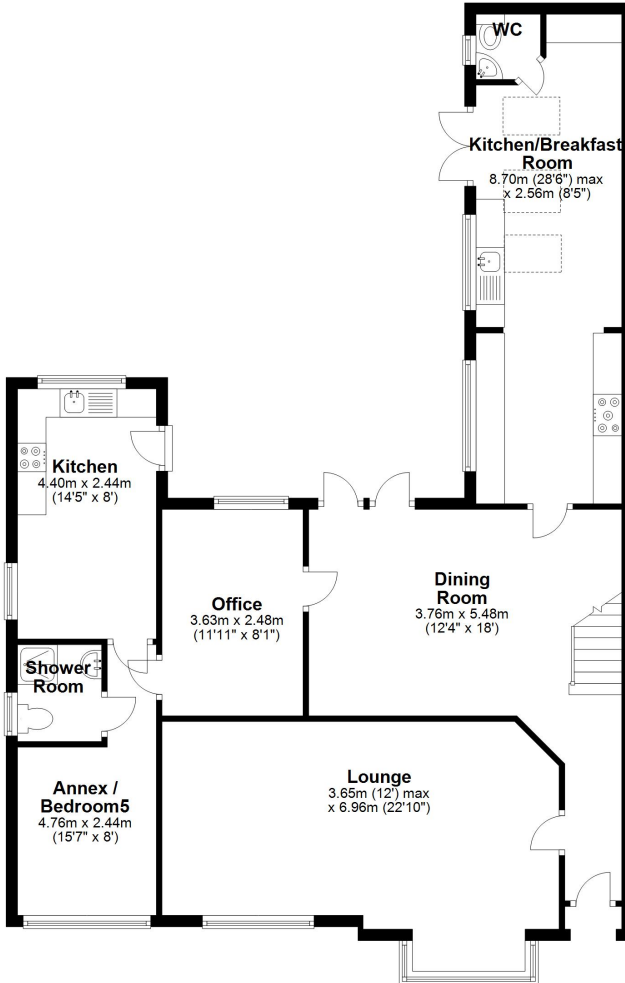


Paved patio area nearest to house, mainly laid to lawn, further paved area. Outside light, gated side access to front.

# FLOORPLAN

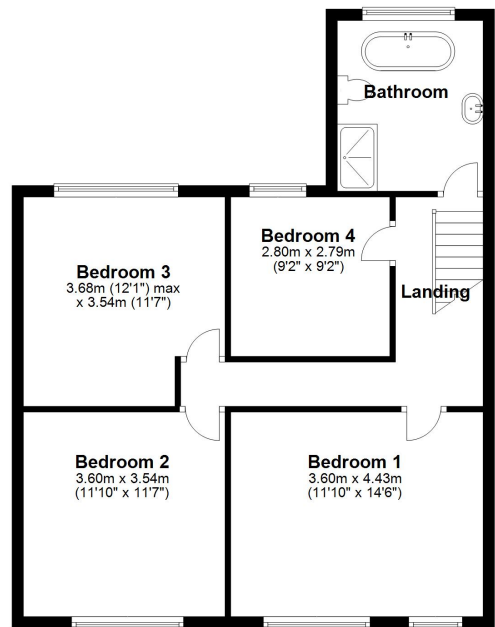
## Ground Floor

Approx. 104.9 sq. metres (1129.0 sq. feet)



## First Floor

Approx. 67.4 sq. metres (726.0 sq. feet)



Total area: approx. 172.3 sq. metres (1855.0 sq. feet)