





**22 Chessholme Road, Ashford, Surrey TW15 1LG**

**£675,000 - Freehold**



## PROPERTY DESCRIPTION

Gregory Brown are pleased to present this extended family home in a sought-after location. This attractive property has benefited from a double-storey extension, creating excellent and versatile family accommodation throughout. The ground floor comprises a spacious lounge/dining room, a good-sized family room, a bright garden room, a fitted kitchen with adjoining utility room, and a convenient downstairs WC. To the first floor, there are four bedrooms, including a master bedroom with en-suite shower room, along with a family bathroom. Externally, the property features its own driveway leading to a detached garage, providing ample off-road parking. To the rear is a well-proportioned, family-sized garden ideal for outdoor enjoyment. Offered to the market with no onward chain, early viewing is strongly advised to avoid disappointment.

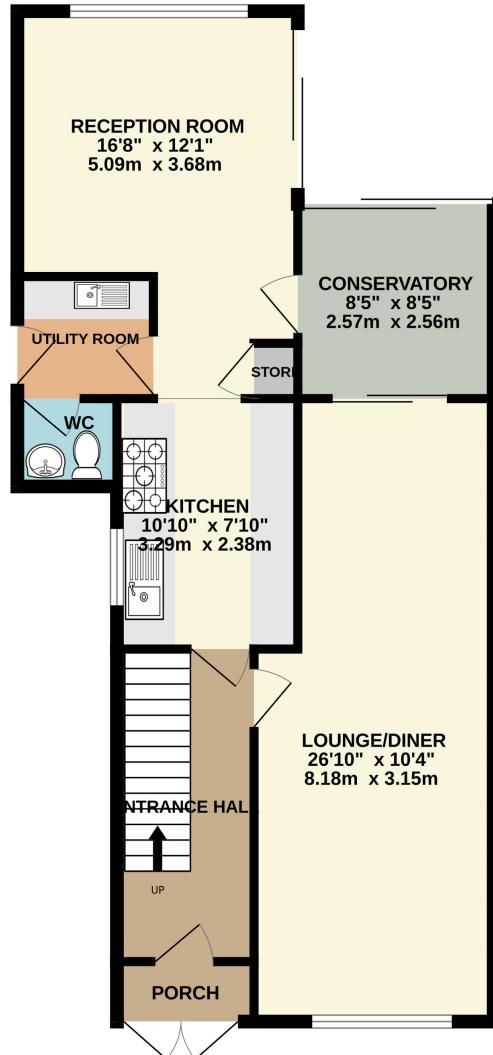
## POINTS OF INTEREST

- Double-storey extended family home
- Master bedroom with en-suite shower room
- Four bedrooms
- Spacious lounge/dining room
- Family room & garden room
- Kitchen with utility room & downstairs WC
- Driveway & detached garage
- Family-sized rear garden
- Ample off-road parking
- No onward chain

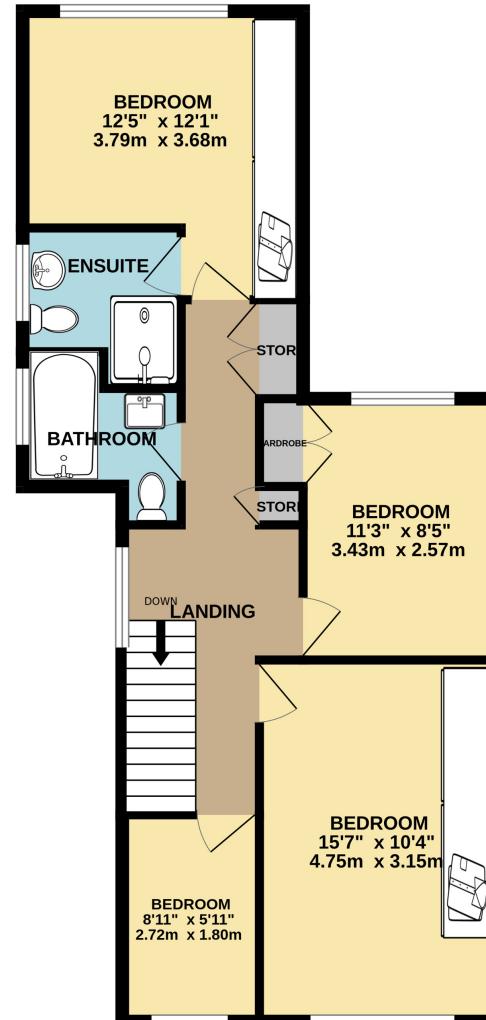




GROUND FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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+)	A		
(81-91)	B		83
(65-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			