



## **31 Edward Way, Ashford, Surrey, TW15 3AY**

SPACIOUS THREE BEDROOM BUNGALOW SITUATED ALONG SOUGHT AFTER ROAD IDEALLY LOCATED FOR EASY ACCESS TO ASHFORD TOWN CENTRE, LOCAL MOTORWAY NETWORKS & HEATHROW AIRPORT. The property benefits from a spacious lounge, fitted kitchen, conservatory, three well-proportioned bedrooms, shower room, secluded rear garden, garage and off-street parking. Viewings Highly Recommended!



## ROOM DESCRIPTIONS

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### Entrance Porch

With partly glazed door, further door leading to:

### Entrance Hall

Light and power points, radiator, tiled floor. Doors to:

### Lounge

Front aspect UPVC double glazed bay window, radiator, light and power points, fireplace, tiled floor.



### Conservatory

Rear and side aspect UPVC double glazed window and door to Garden, light and power points, radiator, wood-style laminate flooring.

### Kitchen

Rear aspect UPVC double glazed window, range of fitted units at eye and base level, sink drainer unit, space for cooker, low level fridge & freezer, washing machine and dishwasher. Built-in storage cupboard, radiator, tiled floor.



### Bedroom 1

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



### Bedroom 2

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





## ROOM DESCRIPTIONS

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### Bedroom 3

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



### Rear Garden

Mainly laid to lawn, patio area, side gate and rear gates to Driveway.



### Shower Room

Rear aspect UPVC double glazed frosted window, walk-in shower, low level W.C, pedestal wash hand basin, radiator, tiled walls, light point.



## Outside

### Front Garden

With pathway to front door, enclosed by brick wall.



## ROOM DESCRIPTIONS

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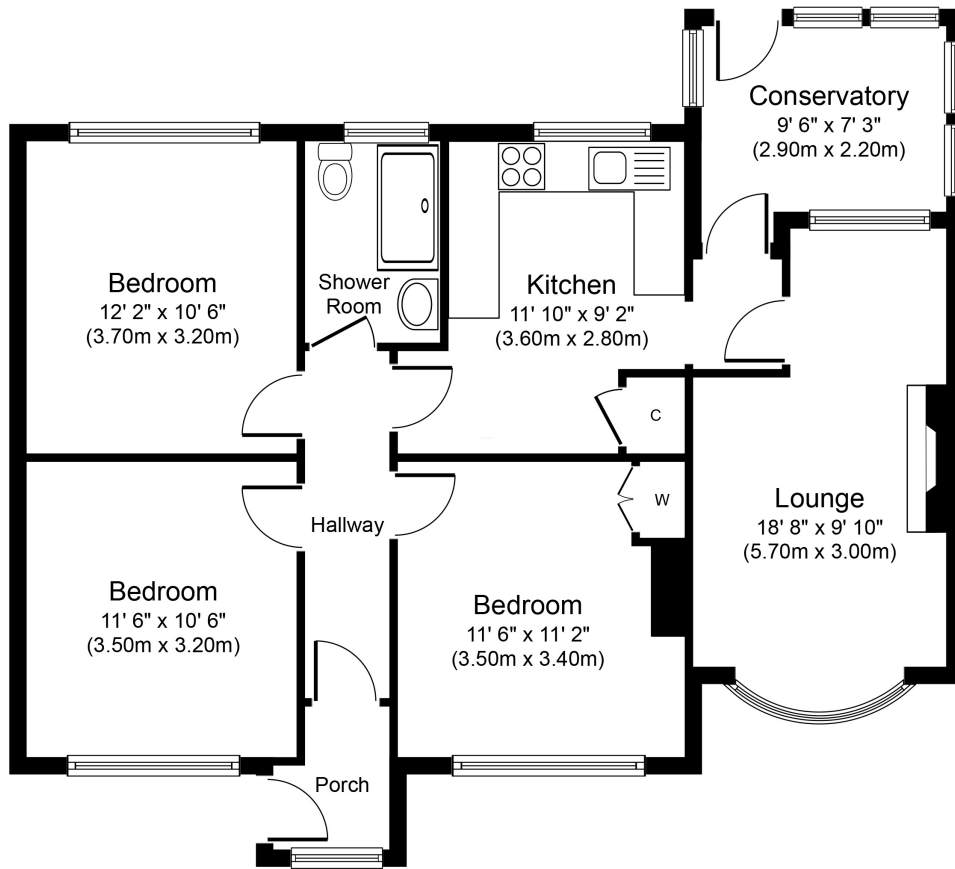
### Garage

9' 1" widening to 11' 9" x 35' 11" (2.77m x 10.95m) With light and power, up and over door, side aspect double glazed windows, workshop area.





# FLOORPLAN



**Approximate Floor Area**  
879 sq. ft.  
(81.7 sq. m.)

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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