



Yale

GB



1 Barn Close, Ashford, Surrey TW15 1DW
£569,950 - Freehold



PROPERTY DESCRIPTION

Set in this quite cul-de-sac of only four houses this semi detached house is offered in excellent condition throughout by the current owners. The property has been extended providing additional living accommodation and the property offers spacious accommodation comprising of a living room, dining room and a family room with patio doors leading out to the rear garden. Well equipped kitchen, utility room, downstairs WC, entrance hallway. Upstairs there are three good size bedrooms and a family bathroom. There is own drive way to off road parking and garage, EV charging point. The property also enjoys a larger than average rear garden. Other benefits include replacement double glazed windows throughout and gas fired central heating. The property is being offered with no onward chain and viewings are strongly recommended.

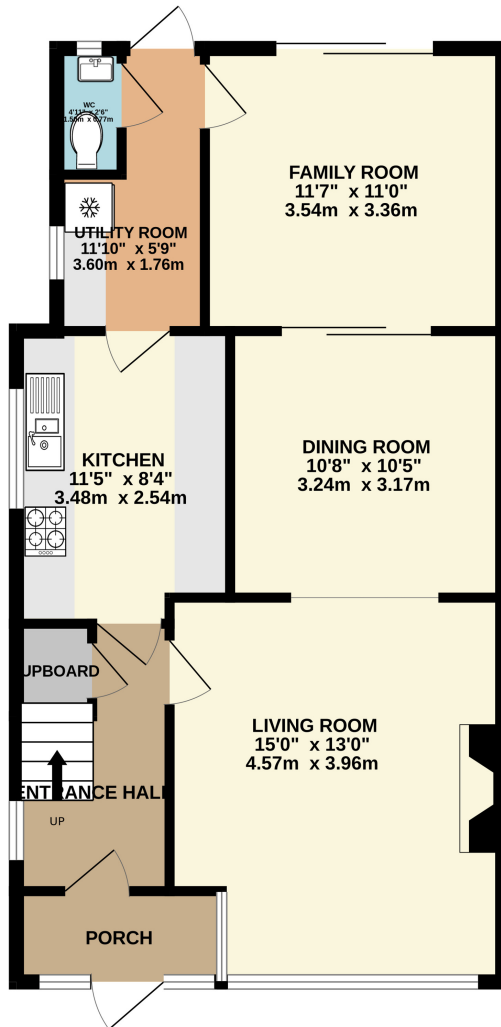
POINTS OF INTEREST

- Viewing recommended
- Well presented throughout
- Three bedrooms
- Three reception rooms
- Kitchen and utility room
- Cul-de-sac location
- Downstairs WC
- Own Drive to garage and parking
- Larger than average garden
- No chain

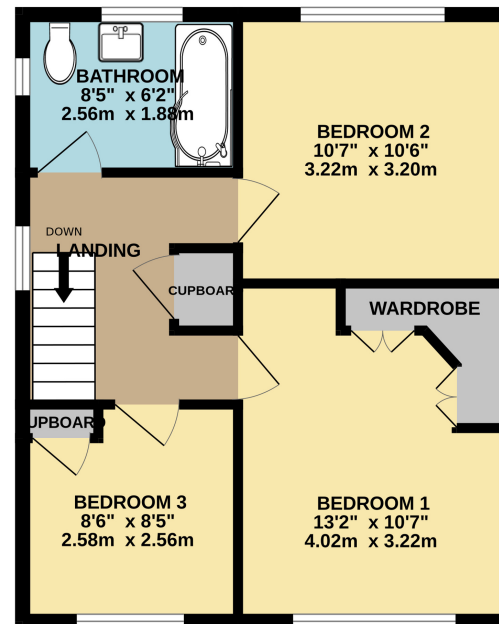




GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.6 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
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	