





65 Wolsey Road, Ashford, Surrey TW15 2RA
£649,950 - Freehold



PROPERTY DESCRIPTION

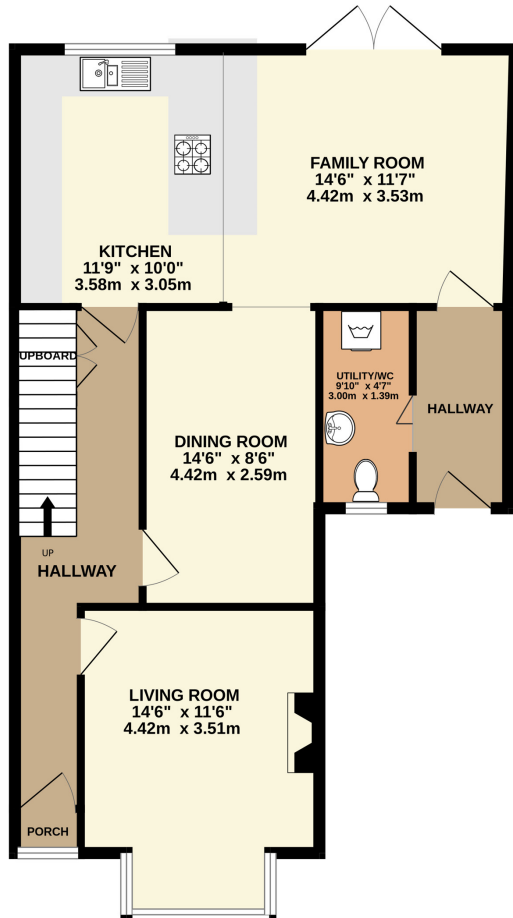
Gregory Brown are delighted to present this substantial and versatile family home, conveniently located in central Ashford. The shops on Ashford High Street and Ashford railway station (London Waterloo approx. 35 minutes) are all within a short walk. The property offers spacious and flexible accommodation, comprising a separate living room and a generous family room open-plan to the kitchen and dining area, creating an ideal space for modern family living. There is also a useful downstairs WC/utility room. Upstairs, there are two large double bedrooms and two well-proportioned single bedrooms, along with a family bathroom. A further benefit is the large loft space with a Velux window, offering excellent potential for conversion (subject to the usual consents). Externally, the property boasts a good-sized rear garden and a substantial brick-built home office, complete with mains drainage, WC, electric shower, and a separate water heater for the sink — ideal for home working or guest accommodation. Offered to the market with no onward chain, early viewing is strongly recommended.

POINTS OF INTEREST

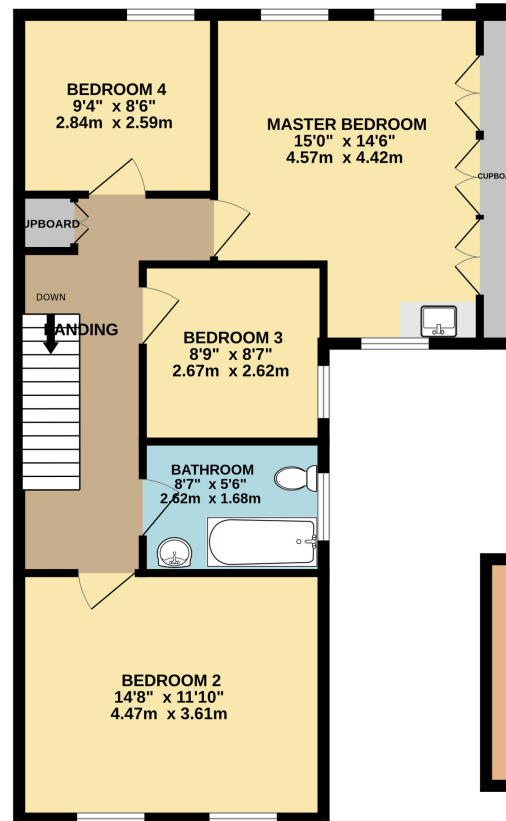
- Substantial family home
- Central Ashford location
- Walking distance to High Street & station
- Four bedrooms (2 doubles, 2 singles)
- Open-plan family/kitchen/dining space
- Separate living room
- Large loft with conversion potential (STPP)
- Brick-built home office with WC & shower
- Good-sized rear garden
- No onward chain



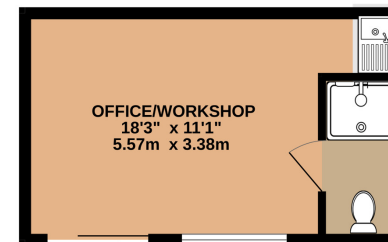
GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.5 sq.m.) approx.



GARDEN ROOM/OFFICE
203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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.