



**New Park Road, Ashford, TW15 1EG**

**OIEO £450,000 F/H**



An extended three bedroom detached bungalow situated close to Woodlands Parade and local park. Benefits include large lounge, kitchen/diner, modern white shower room, detached garage and three car driveway. Access to Ashford High Street, M25/M3/Heathrow airport is close at hand. This property is in need of refurbishment and is chain free.

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Double glazed door leading into: -

**ENTRANCE  
HALLWAY:**

Hatch to loft space, radiator, coved cornice ceiling, storage cupboard with power point.

**KITCHEN/DINING  
ROOM:**

Range of Shaker style base and eye level units, laminated work tops, tiled splash back, ceramic tiled floor, coved cornice ceiling, space for dining table, space for washing machine. Built in electric double oven and four ring halogen hob, glass display cabinets, vertical radiator. Single bowl single drainer sink unit with chrome mixer tap. Double glazed window to side, double glazed door to side access. French doors into: -

**LOUNGE:**

Radiator, coved cornice ceiling. Double glazed sliding patio door into garden.

**BEDROOM ONE:**

Radiator, coved cornice ceiling, built in wardrobes. Double glazed bow window to front.

**BEDROOM TWO:**

Radiator, coved cornice ceiling, built in wardrobes. Double glazed window to side.

**BEDROOM THREE:**

Radiator, coved cornice ceiling. Double glazed window to front.

**SHOWER ROOM:**

White suite comprising low level WC, pedestal wash hand basin, tiled and glass enclosed shower cubicle housing chrome mixer/shower, fully tiled walls, ceramic tiled floor, vanity unit, extractor fan. Frosted double glazed window to side.

**OUTSIDE**

**REAR GARDEN:**

**25ft x 25ft (7.62m x 7.62m).** Paved Patio, external tap, pond, side access gate.

**LEAN TO:**

At side of property, with light and power. Timber gate to front.

**GARAGE:**

Single detached garage with light and power.

**DRIVEWAY:**

Brick paved parking area for three cars.

**COUNCIL TAX BAND:**

D – Spelthorne Borough Council

**VIEWINGS:**

**By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**

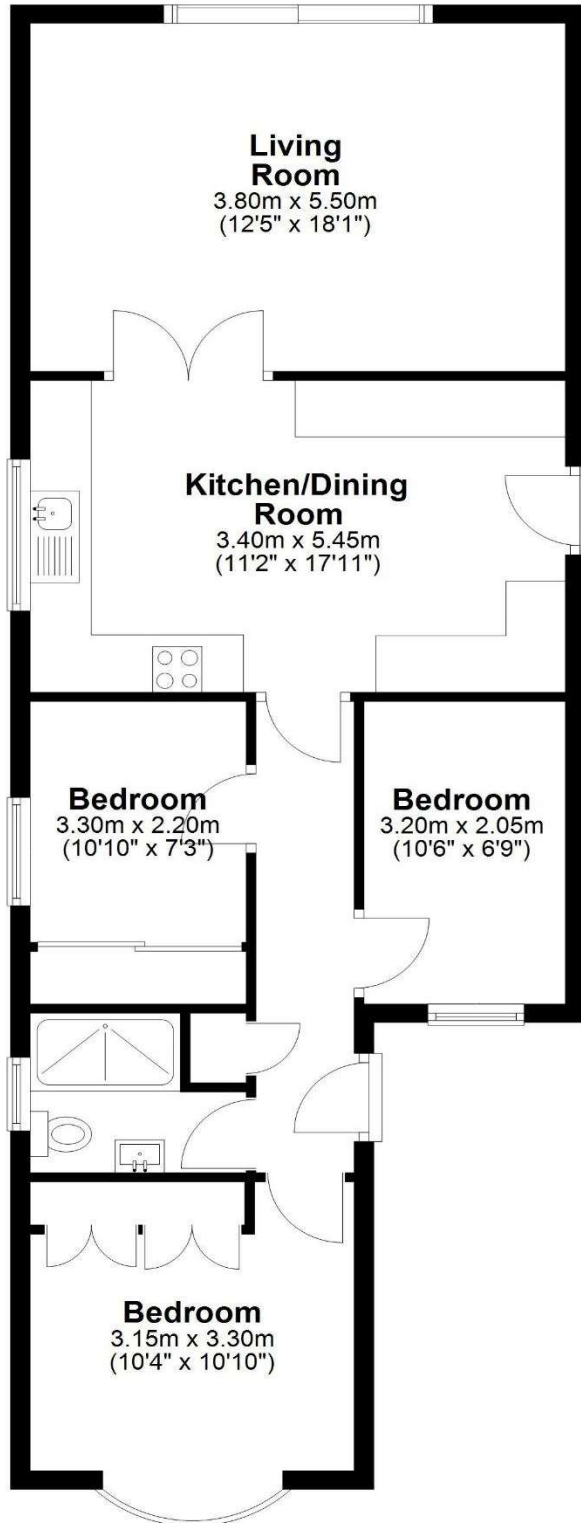


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**FLOORPLAN**

**Ground Floor**

Approx. 75.4 sq. metres (811.3 sq. feet)



**Garage**

Approx. 12.2 sq. metres (131.7 sq. feet)



Total area: approx. 87.6 sq. metres (943.1 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

1 New Park Road ASHFORD TW15 1EG		Energy rating <b>D</b>
Valid until <b>4 August 2035</b>	Certificate number <b>7335-9428-1500-0085-3202</b>	
Property type	Detached bungalow	
Total floor area	75 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

**Energy rating and score**

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>75 C</b>
55-68	<b>D</b>	<b>67 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.