



Springfield Road, Ashford, Middx, TW15 2LR £450,000 Freehold



A truly stunning Victorian semi detached home, situated in a quiet 'no through road', available with no chain. This spacious property offers two double bedrooms, two reception rooms, large kitchen, luxury first floor bathroom, feature fireplaces and freshly decorated rooms. Externally, there is a beautiful 70ft (21.34m) landscaped rear garden and walled front garden. Ashford station and High Street are a 10 minute walk away.

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Double glazed front door with canopy porch over:

- HALLWAY:** Stairs to first floor.
- LOUNGE:** 3.92m x 3.92m (12'10 x 12'10) Radiator, Oak effect flooring, feature cast iron fireplace, picture rail, coved ceiling. Double glazed bay window to front.
- DINING ROOM:** 3.92m x 2.85m (12'10 x 9'4) Radiator, coved ceiling, picture rail, under stair storage cupboard with light and power. Sash window to side. Open plan to:
- KITCHEN:** 3.18m x 2.59m (10'6 x 8'6) Range of cream base and eye level units, Oak effect laminate woktops, tiled splashback, ceramic tiled floor, built in washing machine and fridge, built in electric oven and four ring gas hob with extractor fan over, coved ceiling, one and half bowl stainless steel single drainer sink unit with chrome mixer tap. Dual aspect sash windows to side and rear. Double glazed door into rear garden.
- LANDING:** 3.98m x 0.97m (13'0 x 3.2) Radiator, coved ceiling, hatch to loft space with folding ladder and light.
- BEDROOM ONE:** 3.92m x 3.30m (12'10 x 10'10) Radiator, coved ceiling, picture rail, ceiling rose, feature cast iron fireplace. Two double glazed windows to front.
- BEDROOM TWO:** 2.85m x 2.85m (9'4 x 9'4) Radiator, coved ceiling, picture rail. Double glazed window to rear.
- BATHROOM:** 3.18m x 2.59m(10'6 x 8'6) White suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap, oak effect flooring, glass shower cubicle housing mixer shower, feature cast iron fireplace, chrome ladder radiator, extractor fan, ceiling Velux window. Double glazed window to rear.
- OUTSIDE**
- REAR GARDEN:** 70ft (21.34m) Lawn, paved patio, feature wall, outside tap, various shrubs, side access gate.
- FRONT GARDEN:** Inset flower bed and dwarf brick wall.
- COUNCIL
TAX BAND:**
- VIEWINGS:** By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

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FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.7 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. 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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