



Thetford Road, Ashford, TW15 3BW

£325,000 Leasehold



Situated on the first floor is this gorgeous split level two-bedroom maisonette with its own private garden and parking to the front. The property has been refurbished by the current owner and now offers a modern kitchen and bathroom, as well as double glazing and gas central heating. **TO INCLUDE NEW LEASE ON COMPLETION.**

**Thetford Way, Ashford, Middlesex, TW15 3BW**

Front door into:

**ENTRANCE  
HALLWAY:**

Stairs to first floor, landing and doors to:

**LOUNGE:**

**4.75m x 3.95m (15'7 x 12'11)** Radiator and triple aspect double glazed windows to front.

**KITCHEN/  
BREAKFAST  
ROOM:**

**3.34m x 2.85m (10'11 x 9'4)** Eye and base level units with rolled edge work surfaces, space for appliances, single drainer stainless steel sink unit with mixer tap, built in oven, four ring electric hob with extractor over, wood effect laminate flooring and double glazed window to rear.

**SPLIT LEVEL  
LANDING:**

With hatch to loft, radiator and doors to:

**BEDROOM ONE:**

**3.38m x 2.84m (11'1 x 9'4)** Radiator and double aspect double glazed window to rear.

**BEDROOM TWO:**

**2.45m x 2.34m (8' x 7'8)** Radiator and double glazed window to side.

**BATHROOM:**

Panel enclosed bath with mixer tap and shower attachment, vanity sink unit with mixer tap and cupboard below, low level W.C, heated towel rail, wood effect laminate flooring and double glazed window to side.

**OUTSIDE**

**GARDEN:**

Own private garden situated to the rear.

**PARKING:**

One allocated space to the front on the left.

**LEASE:**

New 99 year lease on completion.

**MAINTENANCE:**

To be confirmed

**GROUNT RENT:**

To be confirmed.

**COUNCIL  
TAX BAND:**

C - 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

### **First Floor**

Approx. 61.5 sq. metres (662.0 sq. feet)



Total area: approx. 61.5 sq. metres (662.0 sq. feet)

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

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EPC

35a Thetford Road ASHFORD TW15 3BW		Energy rating <b>D</b>
Valid until 13 July 2032	Certificate number 1300-9343-0022-9099-0323	

Property type	Top-floor flat
Total floor area	62 square metres

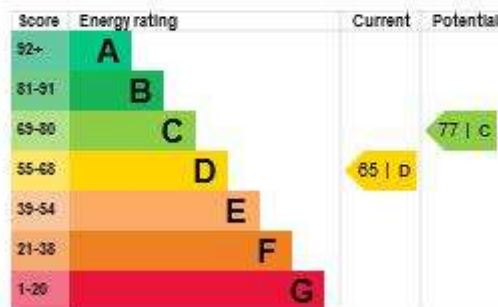
**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

**Energy efficiency rating for this property**

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

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



The graph shows this property's current and potential energy efficiency.  
Properties are given a rating from A (most efficient) to G (least efficient).  
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60