



A stunning first floor three bedroom maisonette, which has been extensively refurbished by our client. This spacious home offers lounge, gloss grey kitchen, luxury white shower room, electric heating, double glazing, private garden and off road parking. Access to Ashford and Staines town centres, both with mainline stations, is within a mile away. The M25/Heathrow links are also close at hand.

London Road, Ashford, Middlesex, TW15 3AD

LANDING: 4.32m x 1.78m (14'2 x 5'10) Storage cupboard housing fuse board with light. Hatch to loft with folding ladder.

LOUNGE: 3.82m x 3.36m (12'6 x 11') Wall mounted electric convector heater, grey Oak effect flooring.

KITCHEN: 3.75m x 3.00m (12'4 x 9'10) Range of gloss grey base and eye level units, quartz worktops, tiled splashback, ceramic tiled floor with under floor heating, dishwasher and built in washing machine. Built in fridge/freezer, soft close doors and drawers, built in AEG electric oven and microwave, four ring induction hob, overhead extractor. Stainless steel sink with flexi-head chrome mixer tap and hand wash dispenser. Double glazed window to side.

BEDROOM ONE: 3.06m x 3.00m (10' x 9'10) Electric convector heater, grey Oak engineered flooring. Double glazed sliding patio door to rear deck. Double glazed window to rear.

BEDROOM TWO: 4.15m x 3.15m (13'8 x 10'4) Electric convector heater, grey Oak engineered flooring. Double glazed window to front.

BEDROOM THREE: 2.52m x 2.40m (8'3 x 7'10) Electric convector heater, grey Oak engineered flooring. Double glazed window to front.

BATHROOM: Luxury white suite comprising low level W.C with concealed flush, wash hand basin set into vanity unit, built in storage cupboard, chrome electric towel rail, fully tiled walls, ceramic tiled flooring, tiled shower cubicle housing electric mixer shower, fitted wall mirror. Frosted double glazed window to side and under floor heating and heated mirror light.

OUTSIDE

REAR GARDEN: 50ft (15.24m) Storage shed/workshop, shrubs, rear access gate.

DRIVEWAY: Off road parking to rear.

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



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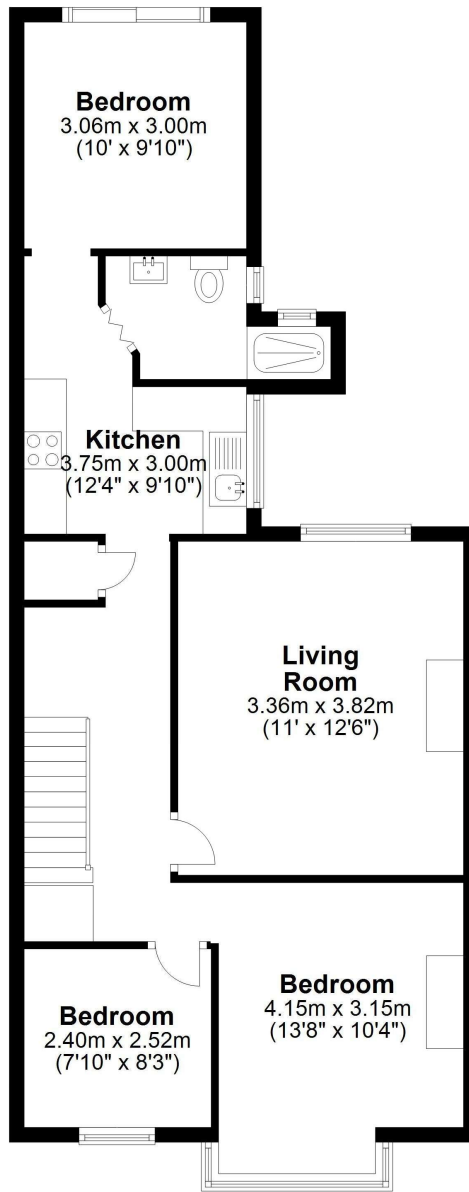
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FLOORPLAN

First Floor

Approx. 69.3 sq. metres (745.4 sq. feet)



Total area: approx. 69.3 sq. metres (745.4 sq. feet)

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

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EPC

| | | |
|---|---|---------------------------|
| 450a London Road ASHFORD TW15 3AD | | Energy rating E |
| Valid until 1 September 2032 | Certificate number 4402-3321-3000-0052-3206 | |
| Property type | Top-floor flat | |
| Total floor area | 67 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 efficiency rating for this property

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 46 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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