



Kingston Crescent, Ashford, TW15 3NF

£500,000 Freehold



A superbly presented and extended three double bedroom semi-detached family home, situated within a few minutes' walk of local school and Recreation Park. This spacious property offers family room, lounge/ diner, Beech effect kitchen/breakfast room, utility area and two bathrooms. There is also a secluded 45ft (13.72m) rear garden and a private two car driveway. Access to mainline station and local shops is also close at hand.

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- PORCH:** Enclosed double glazed porch to front. Double glazed front door into:-
- HALLWAY:** 3.51m x 1.83m (11'6" x 6') Radiator, coved cornice ceiling, under stairs cupboard with light housing meters, stairs to first floor, picture rail. Frosted double glazed window to side.
- FAMILY ROOM:** 3.96m x 4.12m (13' x 13'6") Radiator, coved cornice ceiling, ceiling rose, electric fire. Double glazed window to front. Wooden doors into hallway and lounge / diner.
- LOUNGE / DINER:** 6.15m x 3.20m (20'2" x 10'6" maximum) Two radiators, coved cornice ceiling, storage cupboard. Double glazed window to rear.
- KITCHEN:** 3.70m x 2.54m (12'2" x 8'4") Range of Beech effect base and eye level units, laminate worktops, space for dish washer, space for fridge / freezer, part tiled walls, radiator, space for cooker, ceramic tiled floor, coved cornice ceiling, wall mounted gas boiler. One and half bowl stainless steel single drainer sink with chrome mixer tap. Double glazed window to side. Open plan into:-
- BREAKFAST ROOM:** 2.74m x 2.44m (9' x 8') Radiator, ceramic tiled floor, space for breakfast table, ceiling skylight. Double glazed stable door into rear porch. Open plan into:-
- UTILITY AREA:** 1.47m x 1.22m (4'10" x 4') Space for washing machine and tumble dryer, ceramic tiled floor. Double glazed window to rear. Door into:-
- LANDING:** 2.24m x 1.83m (7'4" x 6') Hatch to loft space with folding ladder and light, radiator, picture rail. Frosted double glazed window to side.
- BEDROOM ONE:** 3.61m x 3.61m (11'10" x 11'10") Radiator, coved cornice ceiling, built-in four door wardrobe and dressing table. Double glazed window to front.
- BEDROOM TWO:** 3.10m x 3.35m (10'2" x 11') Radiator, coved cornice ceiling, built-in two door wardrobe. Double glazed window to rear.
- BEDROOM THREE:** 3.05m x 2.23m (10' x 7'4") Radiator, coved cornice ceiling, storage shelves. Double glazed window to front.
- BATHROOM:** 2.49m x 1.83m (8'2" x 6') White suite comprising low level W.C, pedestal wash hand basin, panel bath with chrome mixer tap and electric mixer shower over, part tiled walls, glass shower screen, radiator, coved cornice ceiling, airing cupboard. Frosted double glazed window to rear.
- REAR PORCH:** 1.52m x 1.17m (5' x 3'10") Double glazed stable door into house and double glazed panel door into garden.

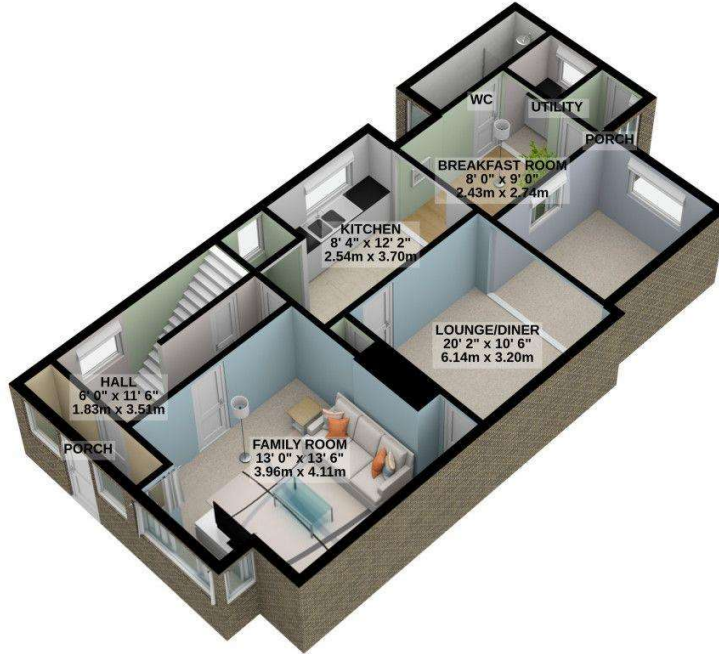
OUTSIDE

- REAR GARDEN:** 13.72m (45ft) Lawn, paved patio, outside tap, large timber shed with light and power, various flowers and shrubs. Side access gate.
- DRIVEWAY:** Parking space for two cars.
- FRONT GARDEN:** Inset shrubs, dwarf brick wall to front.

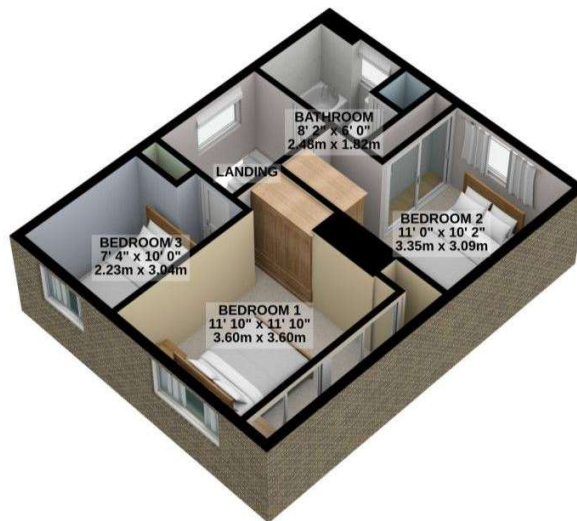
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FLOORPLAN

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

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| 17, Kingston Crescent ASHFORD TW15 3NF | Energy rating C |
| Valid until 22 June 2025 | Certificate number 8202-8875-3629-7926-0683 |

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|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 106 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 current energy rating is C. It has the potential to be B.

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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