



**Anderson Drive, Ashford, Middx, TW15 1BG - OIEO £325,000 L/H**



A freshly decorated and very spacious two bedroom ground floor maisonette, situated in a quiet cul-de-sac, offered for sale 'CHAIN FREE'. Benefits include modern kitchen and bathroom, gas central heating and mainly new double glazing. Externally, there is a secluded 40ft (12.19m) private garden and a single garage in nearby block. Access to both Ashford and Feltham Town Centres is a mile away and local shops are close at hand.

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Double glazed door to side of property into:

**ENTRANCE HALL:**

Radiator, storage cupboard, doors into all rooms.

**LOUNGE/DINING ROOM:**

Radiator, coved ceiling, laminate flooring. Double glazed window and French door to rear.

**KITCHEN:**

Range of base and eye level units, laminate worktops, cupboard housing gas boiler, larder cupboard, space for appliances, built in electric oven and a four ring gas hob, tile effect floor, tiled splashback, stainless steel sink with chrome mixer tap. New double glazed window to side and double glazed window to rear. Double glazed door into rear garden

**BEDROOM ONE:**

Radiator, oak effect laminate flooring. New double glazed window to front.

**BEDROOM TWO:**

Radiator, oak effect laminate flooring. New double glazed window to front.

**BATHROOM:**

White suite comprising low level W.C, suspended wash hand basin, panel bath with electric mixer shower over, folding glass shower screen, radiator, fully tiled walls, ceramic tiled floor. New frosted double glazed window to side.

**OUTSIDE**

**REAR GARDEN:**

**40ft (12.19m)** A secluded and tiered garden with feature stone walls, lawn, timber shed, outside tap, access to meters, various shrubs and side access gate.

**FRONT:**

Brick paved parking for one car. Brick paved side area.

**GARAGE:**

Single garage in nearby block.

**VISITORS PARKING:**

In nearby layby.

**LEASE:**

To be confirmed - 122 years unexpired

**GROUND RENT:**

£60.00 per annum

**COUNCIL TAX BAND:**

C - Spelthorne Borough Council

**VIEWINGS:**

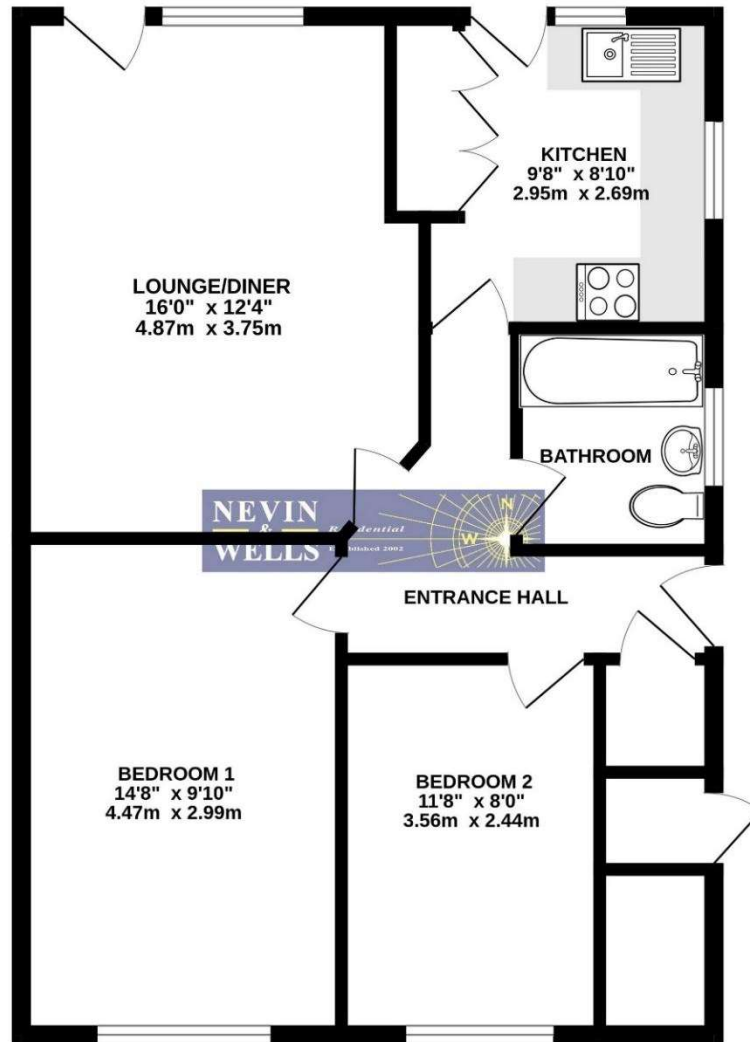
**By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**



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**FLOORPLAN**

GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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EPC

45, Anderson Drive ASHFORD TW15 1BG		Energy rating <b>C</b>
Valid until <b>11 November 2024</b>	Certificate number <b>8494-4922-3929-2797-5943</b>	

Property type	Ground-floor flat
Total floor area	61 square metres

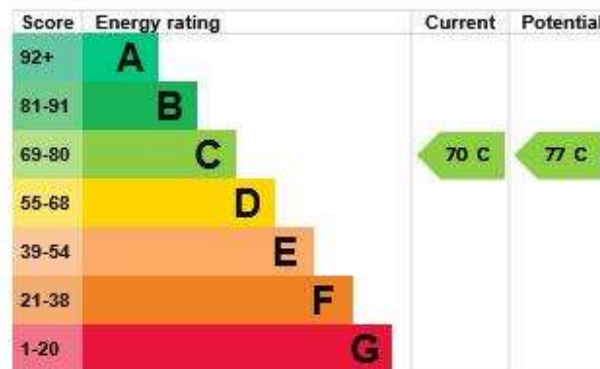
**Rules on letting this property**

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 C. It has the potential to be C.

[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