



**Brookside Avenue, Ashford, Middlesex, TW15 3LX    £475,000 F/H**



A spacious end terrace family home, situated minutes from local schools, shops and recreation park. Benefits include three large bedrooms, two reception rooms, modern kitchen and shower room, downstairs WC and mature 40ft (12m) rear garden. There is a single garage and private drive with space to park two cars. This property offers significant potential to extend (STPP)

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<b><u>CANOPY PORCH:</u></b>	With courtesy light under and tiled step. Double glazed front door leading into:-
<b><u>ENTRANCE HALL:</u></b>	Radiator, picture rail, stairs to first floor. Double glazed window to side. Door into: -
<b><u>LOUNGE:</u></b>	Radiator, tiled fireplace, picture rail, internal door into dining room. Double glazed window to front.
<b><u>DINING ROOM:</u></b>	Radiator, storage cupboards, coved cornice ceiling. Double glazed window over rear garden. Internal doors into kitchen and lounge.
<b><u>KITCHEN:</u></b>	Range of base and eye level units, granite worktops, part tiled walls, tiled flooring, electric oven and four ring gas hob, fitted overhead extractor filter, concealed lighting, wall mounted gas combination boiler. Cupboard housing washing machine, space for fridge/freezer. Single bowl single drainer sink unit with mixer tap, internal doors into entrance hall and dining room. Dual aspect double glazed windows to side and rear. Double glazed door into rear garden.
<b><u>CLOAKROOM:</u></b>	In white with low level WC.
<b><u>LANDING:</u></b>	Hatch to loft space, coved cornice ceiling, storage cupboard, picture rail. Double glazed window to side.
<b><u>BEDROOM ONE:</u></b>	Radiator, built in wardrobe unit, picture rail. Double glazed window to front.
<b><u>BEDROOM TWO:</u></b>	Radiator, storage cupboard, picture rail. Double glazed window to rear.
<b><u>BEDROOM THREE:</u></b>	Radiator, built in storage cupboard. Double glazed window to front.
<b><u>SHOWER ROOM:</u></b>	White suite comprising low level WC, pedestal wash hand basin, glass shower cubicle housing mixer shower, part tiled walls, radiator. Frosted double glazed window to rear.

**OUTSIDE**

<b><u>REAR GARDEN:</u></b>	<b>Approximately 40ft (12m).</b> Lawn area, patio, external tap, courtesy light, brick storage shed, various trees and shrubs. Side access gate.
<b><u>FRONT GARDEN:</u></b>	Laid to brick paving with parking space for two cars and inset shrub bed to side.
<b><u>BRICK GARAGE:</u></b>	Single garage to side with light and power.
<b><u>COUNCIL TAX BAND:</u></b>	D -Spelthorne Borough Council
<b><u>VIEWINGS:</u></b>	<b>By appointment with the clients selling agents, Nevin &amp; Wells Residential on 01784 437 437 or visit <a href="http://www.nevinandwells.co.uk">www.nevinandwells.co.uk</a></b>

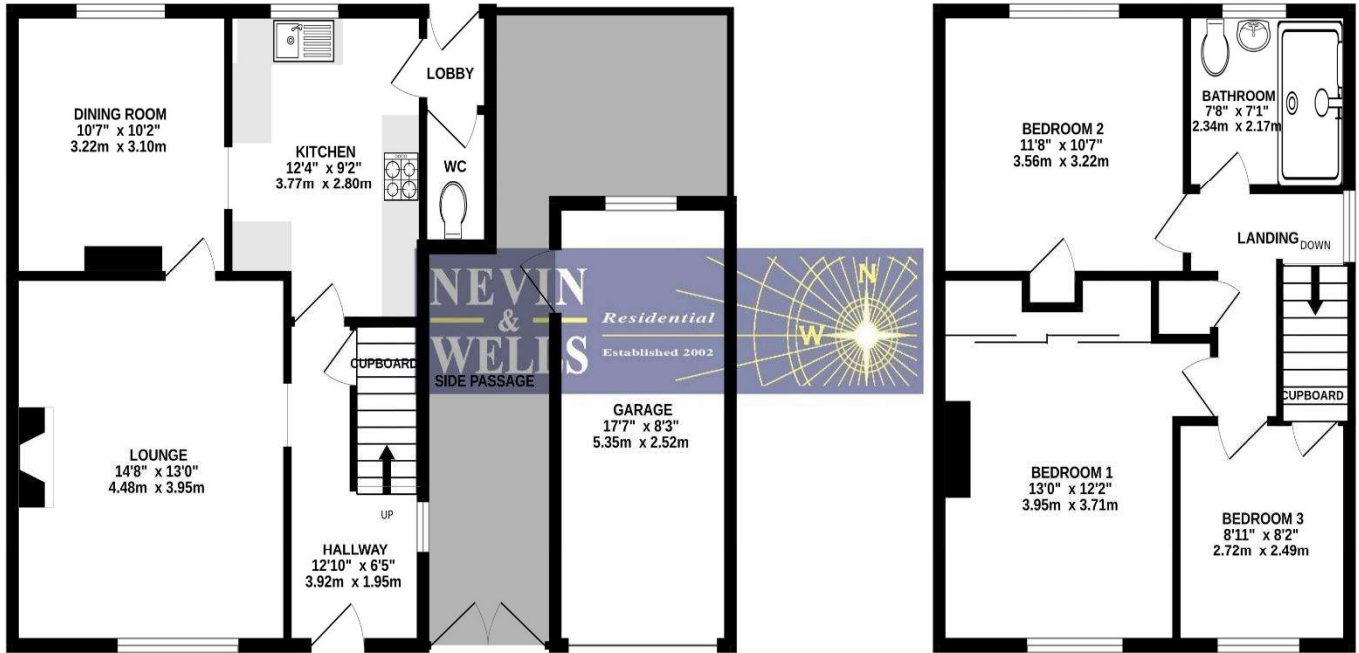


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**FLOORPLAN**

GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.

1ST FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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### EPC

34 Brookside Avenue ASHFORD TW15 3LX		Energy rating <b>C</b>
Valid until <b>12 March 2034</b>	Certificate number <b>9222-3035-2207-6154-8200</b>	

Property type End-terrace house

Total floor area 94 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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