



Chattern Road, Ashford, Middlesex, TW15 1AE

£512,500 F/H



A recently decorated three bedroom loft-converted semi-detached home, situated in a quiet 'no through road'. This flexible property offers open plan kitchen/living, two bathrooms, conservatory, office, newly installed gas combi boiler, two car parking, 80ft (24.38m) garden and single garage via shared drive. Access to local shops, schools and parks is close at hand and Ashford Town Centre is a mile away. **No onward chain.**

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Hardwood door to side of property into: -

ENTRANCE HALLWAY: Radiator, under stair storage cupboard, stairs to first floor. Door into: -

BATHROOM: White suite comprising low level WC, pedestal wash hand basin, panel bath with chrome mixer tap, fully tiled walls, towel radiator, medicine cabinet. Frosted double glazed window to side.

BEDROOM ONE: Radiator, coved cornice ceiling. Double glazed bay window to front.

BEDROOM TWO: Radiator, coved cornice ceiling. Double glazed bay window to front.

KITCHEN/LIVING ROOM: Range of Birch effect base and eye level units, laminate work tops, ceramic tile effect flooring, tiled splashback, integral washing machine, space for fridge/freezer, wall mounted gas boiler, built in electric oven and four ring gas hob, extractor hood, one and a half bowl single drainer sink unit with chrome mixer tap. Double glazed window to rear. Open plan into living space. Double doors into:-

CONSERVATORY: Double glazed mainframe, brick base and radiator.

LANDING: Doors into bedroom three, bedroom four and shower room.

BEDROOM THREE: Radiator, eaves storage cupboard. Double glazed window to front.

OFFICE: Radiator, eaves storage cupboard. Double glazed window to rear.

SHOWER ROOM: White suite comprising low level WC, pedestal wash hand basin, tiled shower cubicle housing chrome mixer shower, radiator, part tiled walls. Frosted double glazed window to side.

OUTSIDE

REAR GARDEN: **Approximately 80ft (24.38m).** Concrete patio, lawn, external tap, timber shed, various shrubs, side access gate.

GARAGE: Single concrete garage via shared drive.

PARKING: Two car parking to front

COUNCIL TAX BAND: D - Spelthorne Borough Council

VIEWINGS: **By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk**

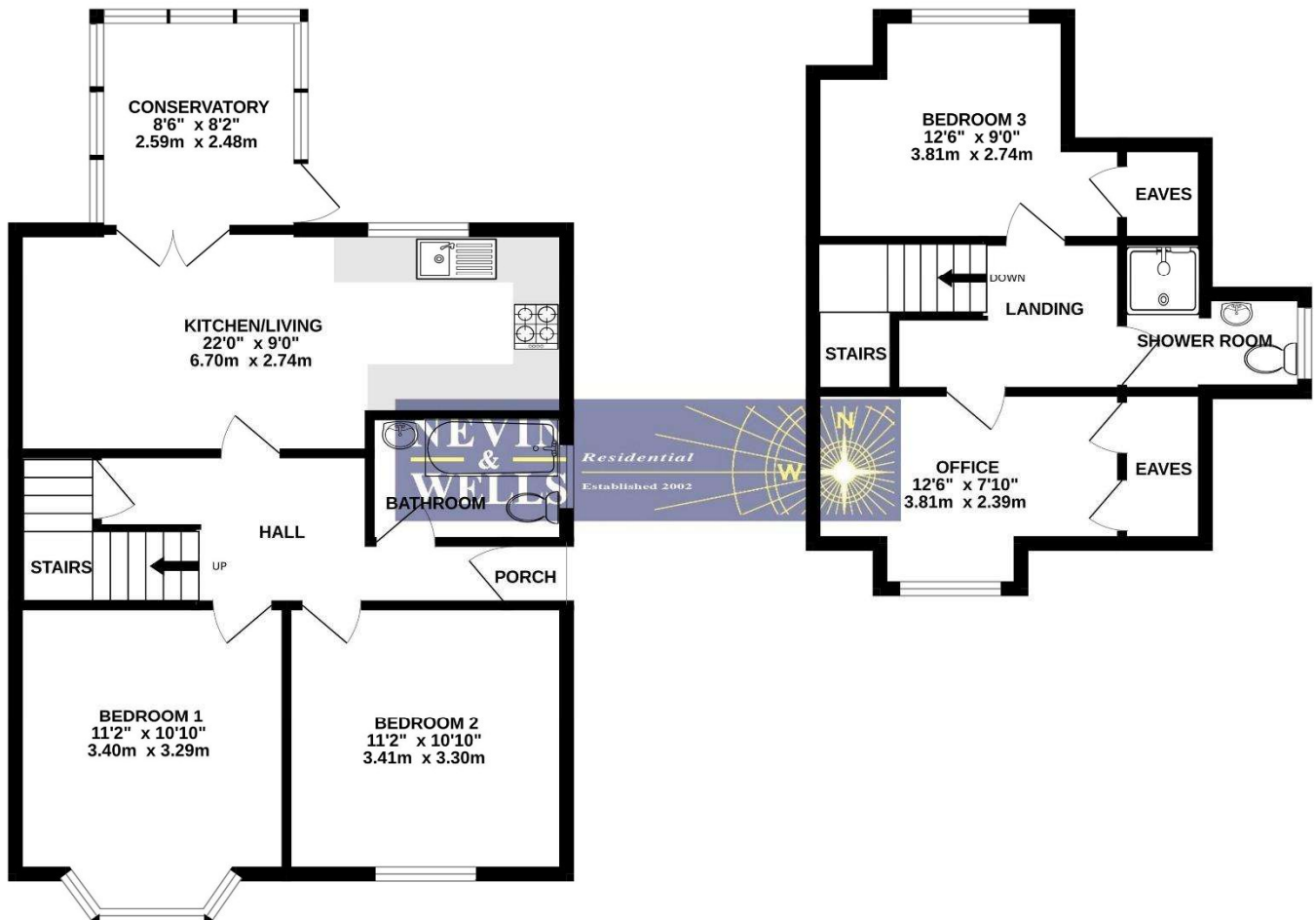


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FLOORPLAN

GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 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

| | | |
|---|---|---------------------------|
| 29 Chattern Road ASHFORD TW15 1AE | | Energy rating D |
| Valid until 5 December 2034 | Certificate number 1634-6822-2409-0277-4206 | |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 81 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 D. 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 | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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