

The **Frost** Partnership

Ashford Sales: T: 01784 244272 E: ashford@frostweb.co.uk

3 St. Hildas Avenue, Ashford, Surrey TW15 3RG

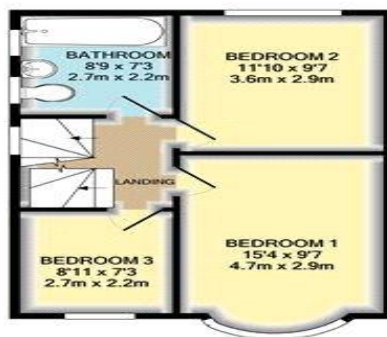
Asking Price £615,000 Freehold



An immaculately presented and extended four-bedroom, two-bathroom semi-detached family home situated in one of Ashford's most sought-after roads and within a short walk of the Town Centre and Mainline Train Station. The property benefits from own drive, large sunny rear garden, utility room, downstairs W.C., kitchen/diner, 18ft master bedroom with ensuite and good size four-piece family bathroom. Highly recommended for internal viewings. EPC Rating: C



GROUND FLOOR
APPROX. FLOOR
AREA 607 SQ. FT.
(56.4 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 438 SQ. FT.
(40.7 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 306 SQ. FT.
(28.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1350 SQ. FT. (125.4 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Council Tax Band:

Spelthorne Borough Council, Council Tax Band D being £2,201.79 for 2023/24.

AGENT'S NOTE

Financial Services

We offer you and all our clients the opportunity to consult with independent Financial Services companies. It is your decision whether you choose to deal with one of these companies. Should you decide to use one of them, The Frost Partnership will receive a referral fee of up to £300 inclusive of VAT, or a percentage of the fees generated by the Financial Services Company, whichever is the greater. You will not have to pay anything with regard to this to The Frost Partnership.

Solicitors

We offer you and all our clients the opportunity to consult with a panel of conveyancing solicitors. It is your decision whether you choose to deal with any of the panel of solicitors. Should you decide to use one of them, The Frost Partnership will receive a referral fee of up to £300 inclusive of VAT, or a percentage of the fees generated by the Solicitor, whichever is the greater. You will not have to pay anything with regard to this to The Frost Partnership. In regard to both of the above – we will not discriminate or threaten to discriminate against any client because the person is, is not, or is unlikely to be accepting services that are directly or indirectly offered. We will not discriminate against any person under the definitions of The Equality Act 2010.

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.