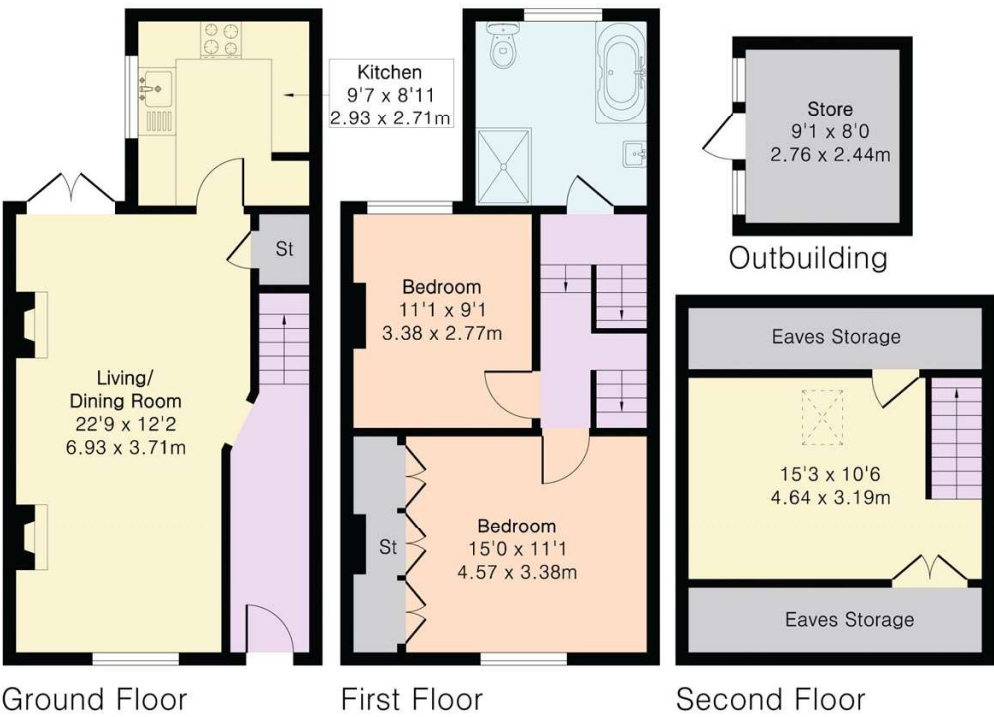


Approximate Gross Internal Area 1041 sq ft - 97 sq m
(Excluding Outbuilding)

Ground Floor Area 441 sq ft – 41 sq m
First Floor Area 441 sq ft – 41 sq m
Second Floor Area 159 sq ft – 15 sq m
Outbuilding Area 72 sq ft – 7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

OASIS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.



www.oasisestateagents.com

sales@oasisestateagents.com



47 Ashford Road, Ashford, Surrey, TW15 1UE

Offers in excess of £400,000



2



1



1



Yes



Yes



House



1.9 miles

Oasis are pleased to present this wonderful home situated between quiet Charlton village and well-connected Ashford, adjacent to the famous Queen Mary reservoir. This semi-detached home boasts three floors and has two double bedrooms. On the ground floor there is a spacious living/dining room, and there is also a separate kitchen. A large bathroom on the first floor is accompanied by two large bedrooms; the principal bedroom has reservoir views. The third floor comprises of a large space which is perfect as a movie room or even a third bedroom (please note - the conversion does not have planning for bedroom use). With wooden floors, bay windows and high ceilings, this home has plenty of character. There are two private parking spaces and a garden with brick storage facilities.

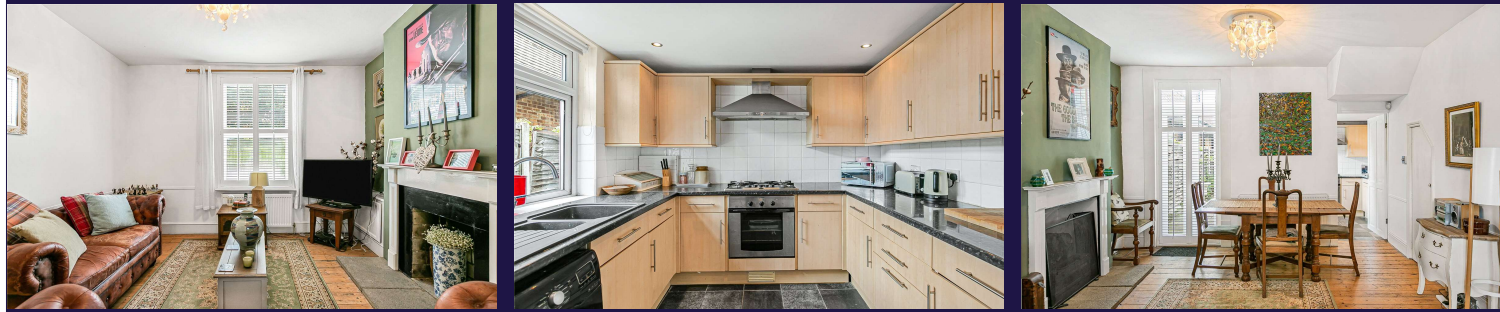
www.oasisestateagents.com

sales@oasisestateagents.com

Mallard Court, 4 Clarence Street, Staines upon Thames, TW18 4SP

Tel: 01784 441818

- Semi detached freehold house
- Two double bedrooms
- Spacious living/dining room
- Separate kitchen
- Four piece family bathroom
- Third floor eaves room - please note that this does not have planning permission to be used as a bedroom
- Two private parking spaces
- Spelthorne Borough Council Tax Band D



Ashford is located in the county of Surrey and is within the Spelthorne local authority. Ashford lies to the west of London and allows for an easy commute to London and surrounding areas. The property location also offers good access to motorway links and Heathrow airport. The area has good local amenities and schools for all ages. Close by is Staines-upon-Thames which offers good shopping facilities and access to the river Thames.

