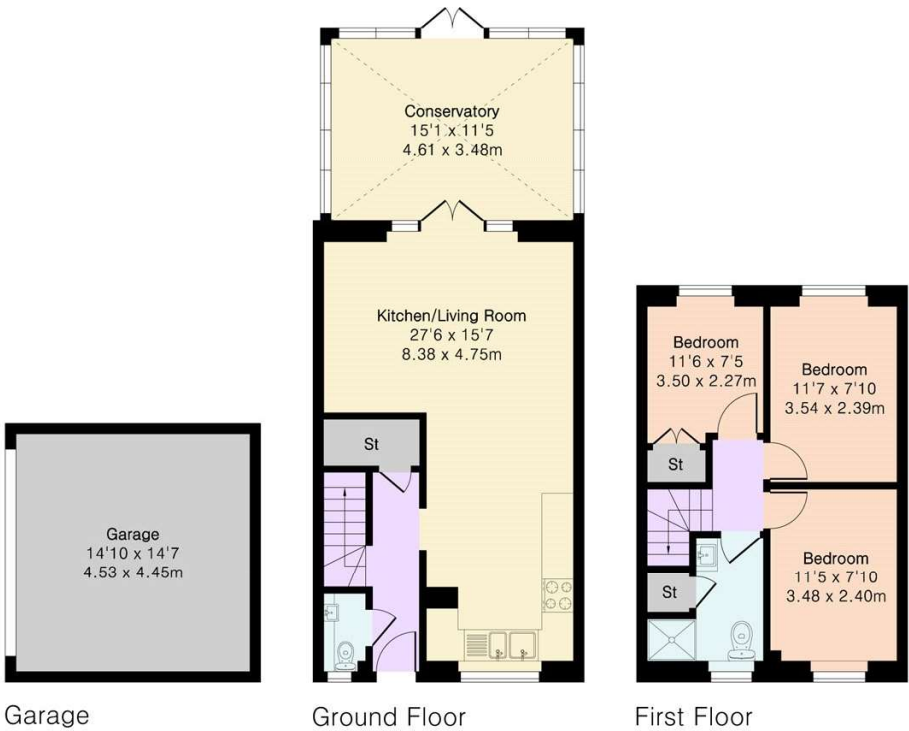


Approximate Gross Internal Area 977 sq ft - 91 sq m
(Excluding Garage)

Ground Floor Area 611 sq ft – 57 sq m

First Floor Area 366 sq ft – 34 sq m

Garage Area 217 sq ft – 20 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		
55-68	D	68 D	75 C
39-54	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.

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3 Copthorne Chase, Ashford, Surrey, TW15 2RQ

Offers in excess of £450,000



3



1



1



Garage



Yes



House



0.2 mile

Oasis are delighted to be marketing this three bedroom detached house situated in central Ashford. It is close to the station and town centre and is being sold with no onward chain. On the ground floor there is an open plan kitchen and living room which has parquet wooden flooring. A large conservatory leads off from the living room and has ample space for a dining table. The ground floor also benefits from a WC. Upstairs there are three good sized bedrooms and a shower room. To the rear of the house there is an enclosed garden and there is a double garage in a block nearby.

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

Tel: 01784 441818

- Detached, freehold house
- Three Bedrooms
- Open plan kitchen/living room
- Conservatory
- Shower room
- Close to station
- Close to town centre
- Double garage
- Downstairs W.C.
- No onward chain
- Spelthorne Borough Council Tax
- Band E



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.