Ashford Middlesex TW15 2QN

6 Station Approach











t: 01784 243333

e: ashford@sjsmithestateagents.co.uk

www.sjsmithestateagents.co.uk

## 1 Reedsfield Close, Ashford, TW15 2HT Guide Price £525,000 - Freehold

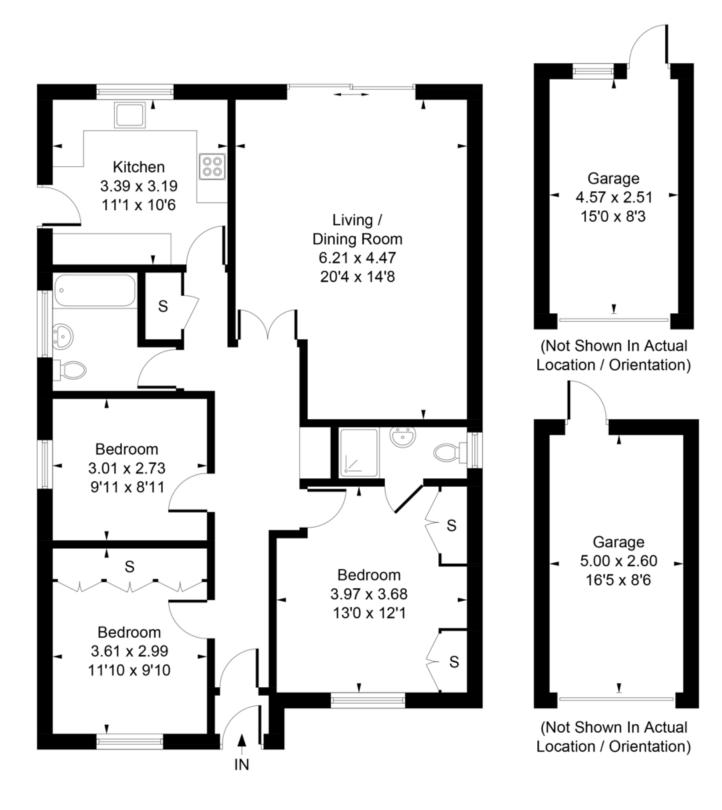
A superb three bedroom, two bathroom modern detached bungalow tucked away down a private close in Ashford, built in 1988 and benefiting from a drive to garage and an additional second garage to the rear of the garden and no onward chain. Further benefits include: off street parking, entrance porch with front door leading into the spacious hallway with access to all rooms including: a master bedroom to the front aspect complete with en-suite shower room and fitted wardrobes, there is a second double bedroom also to the front aspect again with fitted wardrobes. In addition to this there is a good size third bedroom, access to the large loft space, a lovely re-fitted three piece white bathroom suite, a re-fitted kitchen with sold wood worktops, and a large living room with enough space for a dining room table and three piece suite. To the rear is a decent sized South facing garden which is mainly laid to lawn, with side access, a partially finished

timber outbuilding, and access to both single garages. Viewings highly recommended!





## Approximate Gross Internal Area = 96.77 sq m / 1042 sq ft Garages = 25.16 sq m / 271 sq ft Total = 121.93 sq m / 1313 sq ft



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.

- NO ONWARD CHAIN
- TWO BATHROOMS
- RE-PLACED ENGINEERED OAK FLOORING IN 2024
- RE-FITTED KITCHEN IN 2015
- RE-FITTED BATHROOM IN 2024
- EPC RATING BAND C
- PRIVATE CLOSE



















## **Council Tax**

Spelthorne Borough Council, Tax Band F being £3,485.13 for 2025/26 Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Agent note Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or furnishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.