



42a Warren Road, Ashford, TW15 1TR

£350,000

## 42a Warren Road, Ashford, TW15 1TR

This immaculately presented and larger-than-average two double bedroom first floor maisonette is ideally positioned in the quietest part of a popular residential road, offering a peaceful setting with a wonderfully open outlook to the rear. The property boasts generous and well-proportioned rooms throughout, including a bright and spacious living room, a separate fitted kitchen, and a modern bathroom. Thoughtfully designed and maintained, the home provides a comfortable and airy feel, enhanced by gas central heating and large windows that flood the rooms with natural light.

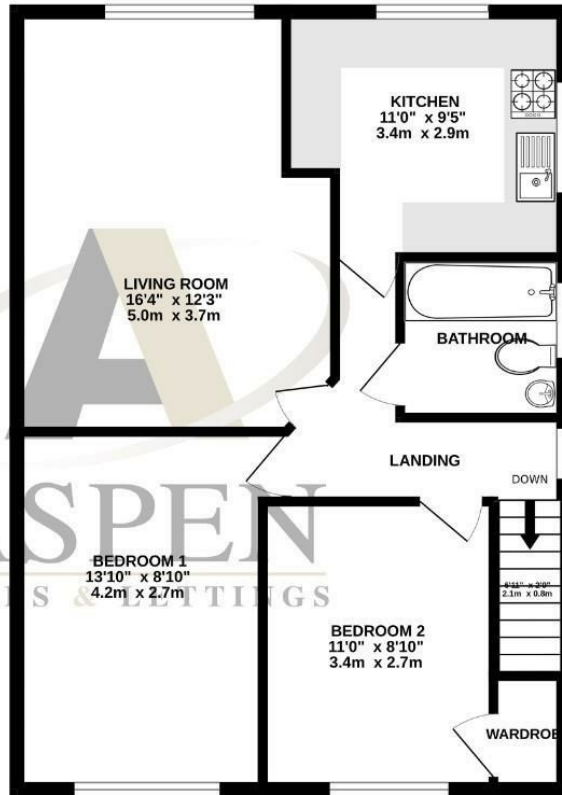
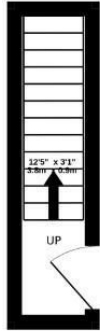
Externally, the property benefits from a substantial private rear garden, perfect for relaxing or entertaining, which is a rare advantage for homes of this style. Offered with a long lease of over 900 years and an exceptionally low ground rent of just £20 per year, this maisonette presents excellent long-term value. Uniquely built as a larger-than-average block for the road, it provides more space than neighbouring maisonettes, making it a standout choice for buyers seeking both comfort and practicality in a desirable and tranquil location. Call Alex White and his experienced, market leading sales team at Aspen state agents.



# Floor Plan

ENTRANCE FLOOR  
28 sq ft. (2.5 sq m) approx.

GROUND FLOOR  
887 sq ft. (82.3 sq m) approx.



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TOTAL FLOOR AREA: 705 sq ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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## Features

- Quiet position in a popular residential road with open outlook to the rear
- Larger-than-average layout with two spacious double bedrooms
- Separate fitted kitchen and modern bathroom
- Long lease of over 900 years with very low ground rent (£20 per year)
- Immaculately presented first floor maisonette
- Bright and airy living room with generous proportions
- Substantial private rear garden – rare for this style of property
- Uniquely built, offering more space than neighbouring maisonettes

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Tenure - Leasehold Council Tax Band - C

