



25 Exeforde Avenue, Ashford, TW15 2EF

£795,000

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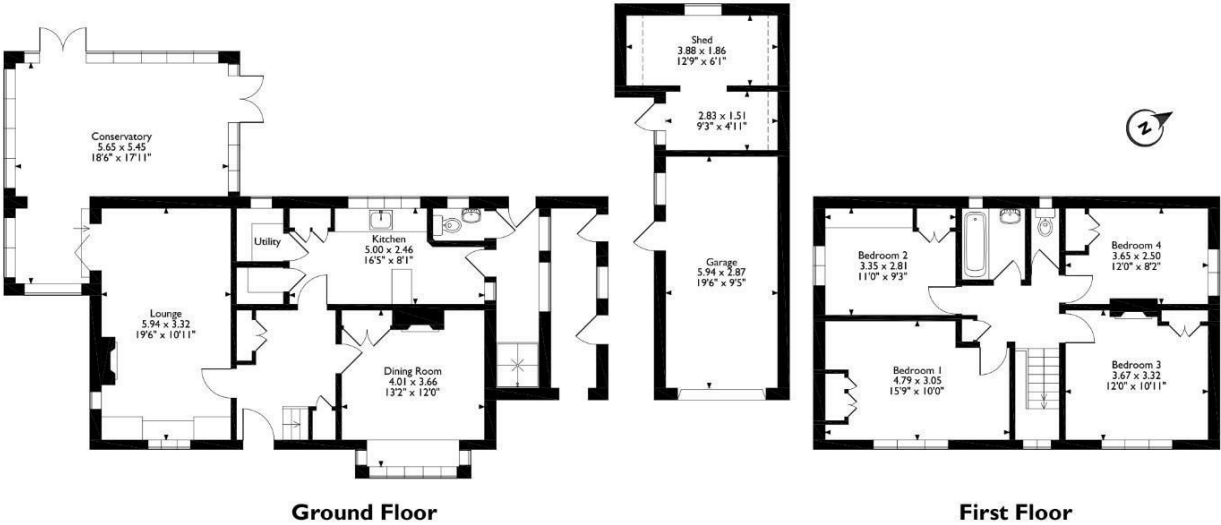
Nestled in the sought-after Exeforde Avenue, Ashford, this four-bedroom detached house presents a rare opportunity to own a property in one of the area's most desirable locations. Owned by the same family since the 1950s, this home offers a blend of history and stacks of potential, with easy access to local amenities, reputable schools, and excellent transport links all of which are just a short walk away. The current layout includes four bedrooms and a family bathroom upstairs, while the ground floor boasts a spacious lounge, a separate dining room, a large conservatory, and a kitchen. Recent improvements include the addition of a downstairs shower room, complementing the existing downstairs WC.

Outside, the property continues to impress with a generously sized rear garden, providing ample space for potential extensions (subject to planning permission). The front of the house features a well-maintained garden and off-road parking, alongside a detached garage with a utility area for added convenience. This charming property offers tremendous scope for modernisation and expansion, making it an exciting prospect for buyers looking to create their dream home. Already generating significant interest, this is an opportunity not to be missed. Contact Aspen Estate Agents, the vendors' sole selling agent, to arrange a viewing today.



Floor Plan

25, Exeforde Avenue, Ashford, Surrey
Approximate Gross Internal Area
Main House = 149 Sq M/1604 Sq Ft
Garage/Outbuilding = 29 Sq M/312 Sq Ft
Total = 178 Sq M/1916 Sq Ft



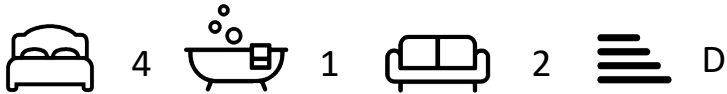
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Features

- Prime Location: Situated on sought-after Exeforde Avenue, close to local amenities, schools, and transport links.
- Spacious Ground Floor: Features a large lounge, separate dining room, conservatory, and kitchen.
- Generous Outdoor Space: Large rear garden with potential for extensions (STPP), off-road parking, and a well-maintained front garden.
- Call Aspen Estate Agents to arrange your viewing.
- Four Bedrooms: Includes a family bathroom upstairs for comfortable family living
- Modern Additions: Recently added downstairs shower room and an existing WC for added convenience.
- Detached Garage: Includes a utility area, adding further practicality to the property.

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Tenure - Freehold Council Tax Band -

