STUART DIX
eXp



CHALET CLOSE

ASHFORD · SURREY · TW15 1JY

ASKING PRICE
£550,000

3	2	1	1,130
BEDROOMS	BATHROOMS	RECEPTION	SQ FT



PROPERTY DESCRIPTION

A Detached Home
In A Private Gated Close

Set within a small gated close of just a handful of homes, this detached house offers a private setting with gates in a well-connected part of Ashford, on the borders of Sunbury and Staines.

The ground floor is arranged for everyday family life. The open plan living and dining room (approx. 17'5" x 13'9") gives one sociable space to relax and eat together, and leads through to a kitchen/breakfast room with a vaulted ceiling and exposed beams that make the room feel larger, open and airy. It is fitted with black high-gloss units, a gas hob and a built-in oven, with space for a washing machine and fridge freezer. French doors open into the conservatory and then straight out to the patio, so the kitchen, conservatory and garden work as one in the warmer months. A double bedroom on the ground floor is currently set up as a home office, making it a flexible room for anyone working from home or someone looking for a ground floor bedroom. There is also a downstairs W.C.

To the first floor you will find the main bedroom with its own en-suite shower room, a second double bedroom and a family bathroom with a bath. Skylights bring daylight into each of the rooms beneath the eaves.

External

To the front, there is driveway parking with an EV charging point inside the gates. The rear garden is a good size, laid mainly to lawn, with a wide paved patio for outdoor dining, fenced boundaries and a shed, leaving plenty of space for children to play.

Location, Schools & Transport

Local amenities include the Woodlands Parade shops and Tesco Extra at Sunbury Cross. For families, local schools include Meadhurst Primary School (rated Good by Ofsted, 2023 inspection), The Echelford Primary School and The Bishop Wand Church of England School. Ashford station serves the area, with trains to London Waterloo. The area also offers access to the M3 at Sunbury Cross, the M25 and Heathrow. Buyers should check catchment, admissions criteria and the latest Ofsted reports directly with each school.

3 BEDROOMS	**2** BATHROOMS
1 RECEPTION ROOM	**1,130** SQ FT (APPROX.)

KEY FEATURES

- **TO ENQUIRE 24/7, CALL & QUOTE REF: SD1102 to arrange a viewing!**
- Detached three-bedroom house in a small, gated development
- Vaulted kitchen/breakfast room with beams
- Open plan living & dining room
- Ground floor bedroom or home office
- En-suite shower room to main bedroom
- Conservatory with French doors to garden
- Good-sized lawned garden with wide patio
- Gated driveway parking with EV charging
- Local schools including Meadhurst Primary

Tenure: Freehold
Council Tax Band: E (Spelthorne Borough Council)
EPC Rating: C (78)
Any Other Charges / Material Information: Private gated development with a shared access road. Details of any estate or gate maintenance charges to be confirmed.

AT A GLANCE

Key Information

QUICK SUMMARY

Price	£550,000
Property Type	Detached House
Bedrooms	3
Bathrooms	2
Reception Rooms	1
Floor Area	Approx. 1,130 sq ft
Tenure	Freehold
Council Tax	Band E
Local Authority	Spelthorne

MATERIAL INFORMATION

Parking	Driveway, Gated, Private
EV Charging	Yes
Heating	Gas Central Heating
Sewerage	Mains Supply
Water Supply	Mains Supply
Electricity Supply	Mains Supply
Public Right of Way	No
Flood Defences	No
Flooded in Last 5 Years	No

IMPORTANT INFORMATION

IMPORTANT: The information stated in regard to this property does not establish an offer or contract, neither will it be considered as representations. It is in the responsibility and obligation of all interested parties to confirm exactitude and your solicitor must check tenure and all lease information, fixtures and fittings, and any planning/building regulations where the property has been extended/converted/added to by way of additional buildings, perimeter boundaries or otherwise to confirm legal statuses, definitions and uses. Should further details in these respects be required, please make a written request to which a response will be given where possible. All measurements and dimensions are estimated and noted exclusively for guidance purposes only as floor plans are not to scale and their exactness cannot be confirmed in any way shape or form. Therefore the details provided must be regarded as inaccurate. Do not use any of the measurements to order carpets, fittings, carry out works, estimate sizes for furniture or obtain quotations for any intended works. Neither eXp UK nor the agent instructed to market this property has any authority to make or give any representations or warranty whatsoever in relation to this property.

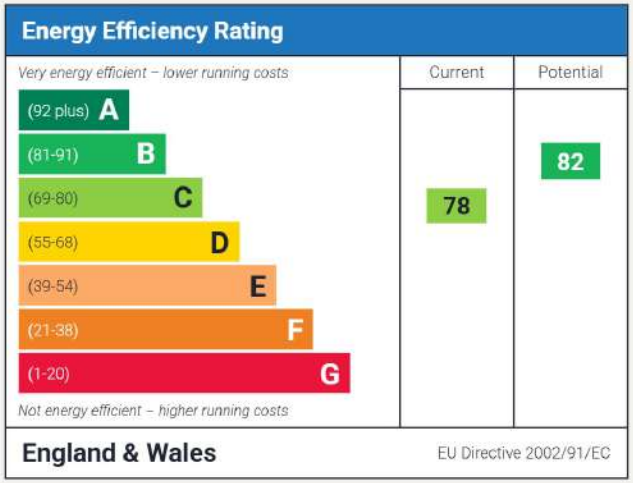
PLEASE NOTE: Photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale.

REFERENCE TO APPLIANCES and/or facilities does not imply that they are necessarily included, operational or functioning for the purpose as none of these are tested, checked for safety or otherwise. Your solicitor must check all information in this regard during the conveyancing process. Whilst the details contained within have been prepared in good faith, due to the nature of potential changes & inaccuracies; should you wish to check any of the details contained within, please make an official enquiry in writing to which checks will be carried out to confirm (to the best of the ability of the designated representative) the nature of your enquiry with a written response.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering regulations, we are required to verify the identity of anyone wishing to proceed with a purchase. These checks are carried out by a third-party verification firm, for which we charge £30 per individual, payable before the checks are completed. This charge is non-refundable once the checks have been carried out.

OFFER / PURCHASE TERMS: Any intended purchaser must supply suitable proof of financial funds prior to any offer being formally agreed. It is expected that any intended purchaser will already have confirmation in place of suitable financial arrangements prior to any offer being formally agreed alongside an appointed legal representative in respect of conveyancing.

ENERGY PERFORMANCE CERTIFICATE





Stuart Dix
PROPERTY PROFESSIONAL, EXP UK
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Chalet Close, Ashford - TW15



Ground Floor
Approximate Floor Area
731 sq. ft
(67.94 sq. m)

First Floor
Approximate Floor Area
399 sq. ft
(37.09 sq. m)

Approx. Gross Internal Floor Area 1130 sq. ft / 105.03 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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LIVING & DINING

Open Plan
Living & Dining

One sociable space to relax and eat together, approx. 17'5" x 13'9", opening through to the vaulted kitchen/breakfast room.









THE KITCHEN

Vaulted
Kitchen/Breakfast

Exposed beams make this room feel open and airy, with French doors through the conservatory to the patio.











THE CONSERVATORY

Straight Out
To The Garden

French doors from the kitchen lead into the conservatory and then out to the patio, so the house and garden work as one in the warmer months.

GROUND FLOOR

Flexible
Bedroom Or Office

A double bedroom currently set up as a home office, giving flexible space for working from home or for someone looking for a ground floor bedroom.







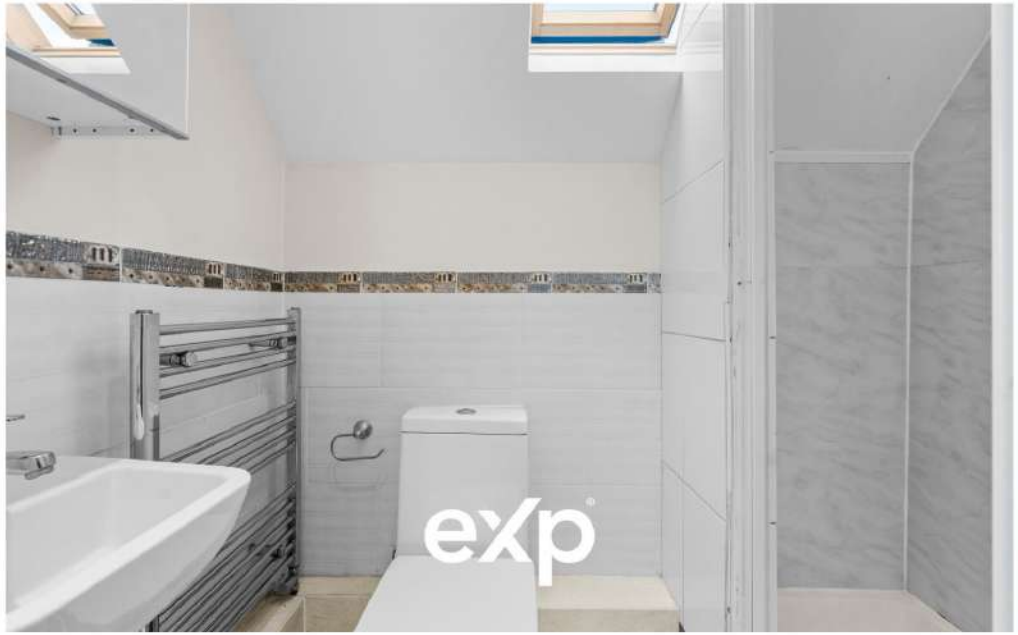


UPSTAIRS

Bedroom
With En-Suite

This bedroom has its own en-suite shower room, with skylights bringing daylight into the rooms beneath the eaves.















THE GARDEN

Good-Sized **Rear Garden**

Laid mainly to lawn with a wide paved patio for outdoor dining, fenced boundaries and a shed, with plenty of space for children to play.









THE LOCATION

A Private **Gated Close**

A quiet private road behind gates, well located for local shops, schools and the wider Ashford, Sunbury and Staines area.

LOCAL SCHOOLS

PRIMARY

Meadhurst Primary School
Rated Good by Ofsted (2023 inspection)

The Echelford Primary School
Primary school

SECONDARY

The Bishop Wand Church of England School
Church of England secondary

Thomas Knyvett College
Secondary school

Buyers should check catchment, admissions criteria and the latest Ofsted reports directly with each school.

GETTING AROUND

Superbly **Connected**

Trains into London Waterloo, the M3 at Sunbury Cross, the M25 and Heathrow all serve the area.

Rail	Road	Air
ASHFORD & SUNBURY	M3 & M25	HEATHROW AIRPORT

BY RAIL

Ashford (Surrey)
Local station

South Western Railway services to London Waterloo.

Sunbury
Local station

South Western Railway services on the Shepperton line to London Waterloo.

LOCAL SHOPS

Woodlands Parade
Local parade

Convenience store and takeaways for everyday essentials.

Tesco Express, Staines Road West
Convenience store

Tesco Extra, Sunbury Cross
Supermarket

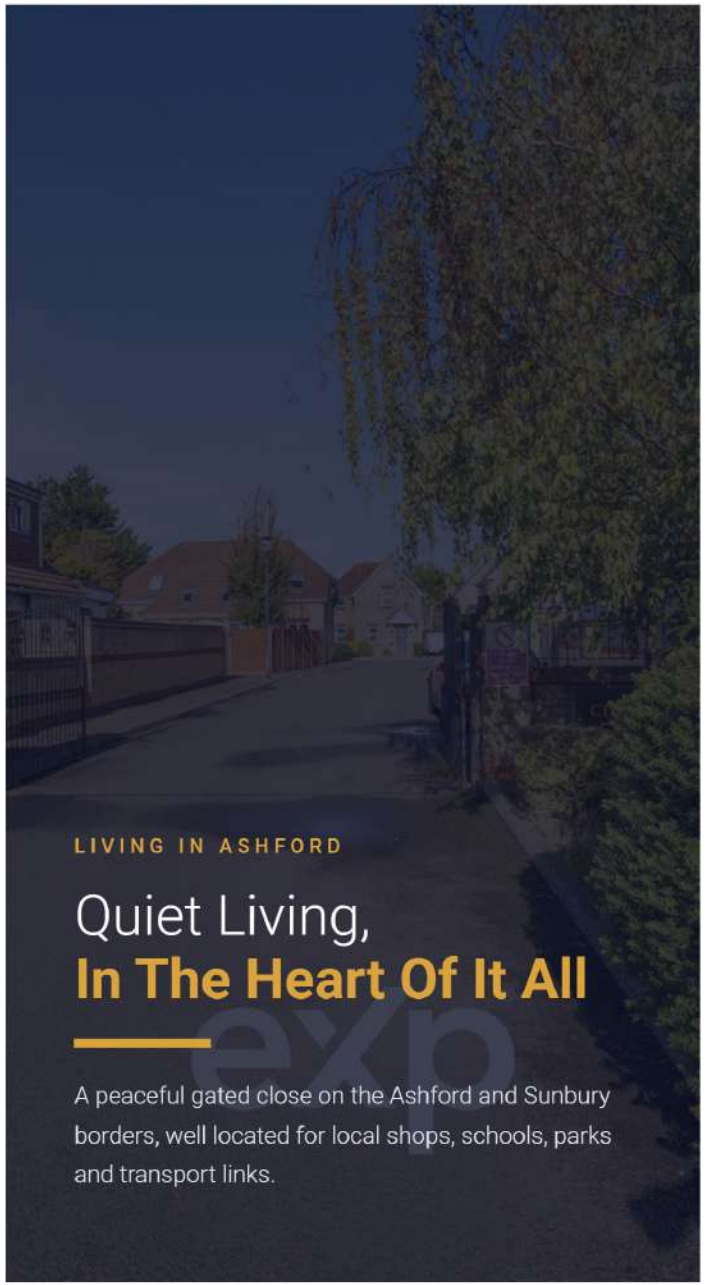
BY ROAD & AIR

M3 Junction 1
Sunbury Cross

Heathrow Terminal 4
Flights worldwide

M25 Junction 13
London orbital motorway

Train services can change, so please check with the operator before travelling.



LIVING IN ASHFORD

Quiet Living, In The Heart Of It All

A peaceful gated close on the Ashford and Sunbury borders, well located for local shops, schools, parks and transport links.

01

Local Shops

Local shops include Woodlands Parade, a Tesco Express and a Sainsbury's Local.

02

Shopping & Dining

Tesco Extra at Sunbury Cross and Ashford town centre serve the area, with Staines town centre also local.

03

Green Spaces

Bedfont Lakes Country Park offers lakes, meadows and walking trails in the local area.

04

Days Out

Local days out include Kempton Park Racecourse and Sunbury Park with its walled garden beside the Thames.

05

Schools

Local schools include Meadhurst Primary School and The Echelford Primary School.

06

Connected To London

Ashford station serves the area with trains to London Waterloo, and the area offers access to the M3, M25 and Heathrow.

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MEET YOUR AGENT

Stuart Dix

Your Personal Estate Agent

When you sell or let with me, you deal with me – from the first valuation to the day you hand over the keys.

As an independent agent with eXp UK, I offer a genuinely personal service across Staines Upon Thames and the surrounding areas. There are no call centres and no being passed between departments: I carry out every valuation, prepare the marketing, accompany viewings, negotiate offers and stay closely involved right through to completion.

I believe the best results come from clear advice, honest communication and being available when it matters to you – which is why I work late into the evening during the week and on Saturdays. Whether you are buying, selling or letting, my aim is simple: to make your move as smooth and rewarding as possible.

AREAS COVERED

Staines-Upon-Thames · Ashford · Egham · Wraysbury · Shepperton · Laleham · Feltham · Bedfont



Personal agency
at its finest.

Arrange A Free Valuation →

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