

# Milestone

## RESIDENTIAL

CELEBRATING 125 YEARS

22 Church Road, Ashford, TW15 2UY

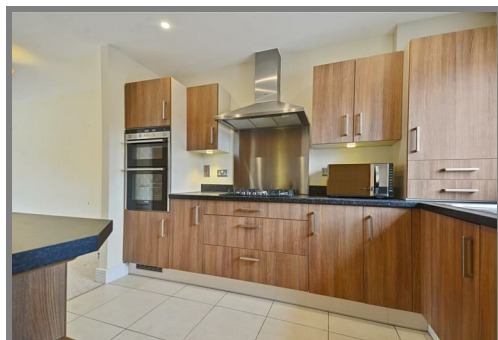
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### 47 Longford Way, Stanwell, TW19 7SL



**Asking Price £505,000 Freehold**



**A new impressive 4 bedroom, 3 bathroom modern town house in immaculate condition with stunning views across wide open green space, The property has a sunny south facing rear garden and 2 private parking spaces. This fine property is situated just minutes walk from Stanwell village centre and in close proximity of Heathrow Airport.**

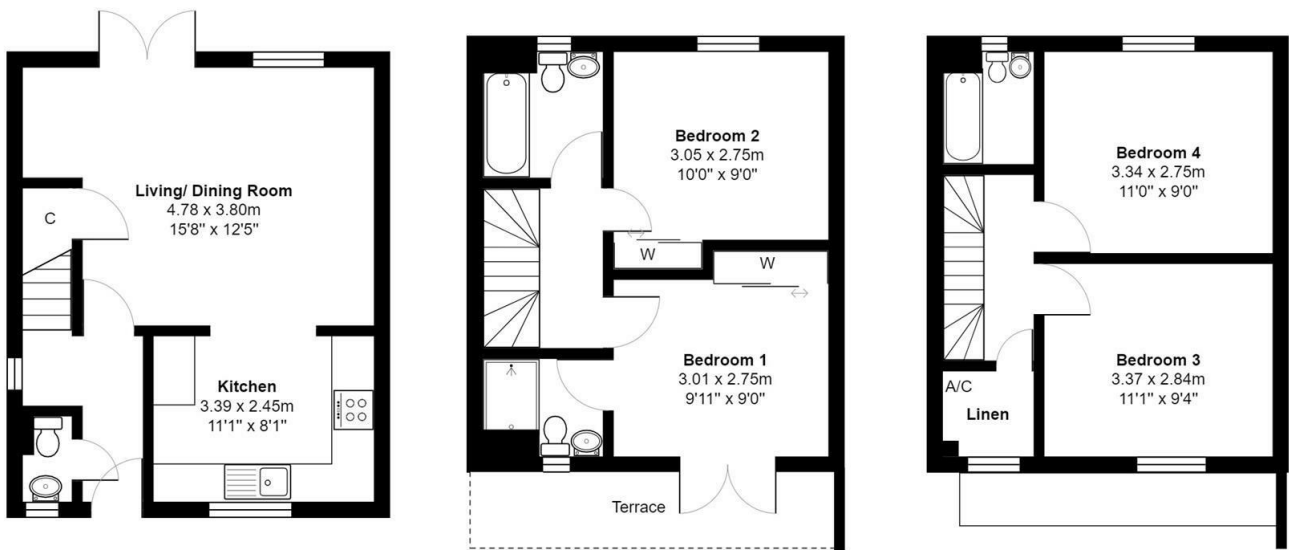
# 47 Longford Way, Stanwell, TW19 7SL

## FOR SALE

This splendid new town house with energy efficient solar panels is covered by the builders 10-year NHBC guarantee and built to a high specification with a downstairs cloakroom, modern fitted kitchen, sunny aspect lounge with dining recess and double doors to a large south facing garden. The 2 floors above provide 4 excellent sized bedrooms 2 independent modern bathrooms and an en-suite to the master bedroom which has French doors leading to a spacious private balcony. The property is in the same condition as new, a blank canvas for you to style to your taste. Offered for for sale with no forward chain.

## LOCATION

Situated opposite delightful open green space, within a short walk of Stanwell Village. The property is in close proximity of both Heathrow airport and Ashford town centre with transport links to Waterloo.



Total Area: 109.0 m<sup>2</sup> ... 1173 ft<sup>2</sup>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-91) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>94</b>

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.