



- NO ONWARD CHAIN
- CHARACTER FEATURES THROUGHOUT
- FOUR DOUBLE BEDROOMS
- OWN DRIVEWAY
- RE-FITTED CARPETS IN BEDROOMS AND MAIN RECEPTION ROOMS
- HOME OFFICE/STUDY
- LARGE FITTED KITCHEN
- EPC RATING BAND D

## **Council Tax**

Spelthome Borough Council, Tax Band E being £2,948.95 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

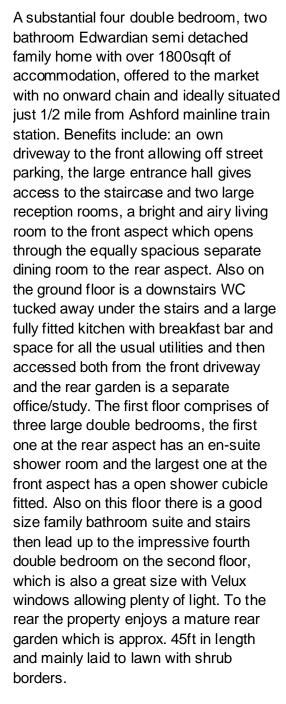
detais as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or funishing 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 heir accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.

Agent note Under Consumer Protection Regulations we have endeavoured to make these

## Approximate Gross Internal Area = 169.45 sq m / 1824 sq ft (Excluding Eaves Storage)



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 purchase.



A substantial family home in central Ashford that needs to be viewed to be appreciated!

