



- DOUBLE WIDTH PLOT
- SIGNIFICANT POTENTIAL TO BUILD ANOTHER PROPERTY OR EXTEND (STP)
- NO ONWARD CHAIN
- 3 BEDROOMS
- UTILITY ROOM
- SEPERATE SPACIOUS DINING ROOM
- EXCELLENT TRANSPORT LINKS
- DETACHED GARAGE
- CLOSE TO LOCAL AMENITIES
- MODERN 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

Agent note. Under Corsumer Protection Regulations we have endeavoured to make these details 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/electic). Room sizes should not be relied upon for carpets or fruinshing 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 their accuracy cannot be guaranteed. We always advise a buyer should obbain verification on points via a solicitor.

## DOUBLE WIDTH PLOT!! POTENTIAL TO BUILD ANOTHER PROPERTY OR EXTEND (STP).

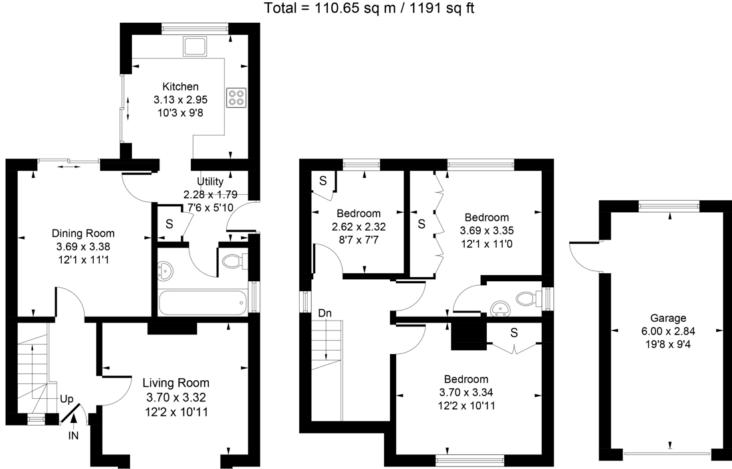
Welcome to this well-maintained and spacious three-bedroom detached family home, perfectly located on the sought-after Ethel Road in Ashford.

This charming property offers a fantastic opportunity for growing families or buyers looking to secure a detached home with a large private garden, a detached private garage and excellent transport, within walking distance of the railway station, high street with a pub and petrol station/ small Waitrose and bus stop at the end of the road. There is also a golf course within 200m.

The property also offers a double width plot which would enable you to do a significant extension STP or even enough space for a new build!! The downstairs comprises a spacious living room featuring a central fireplace, built in shelves and a large window that floods the room with natural light. To the rear, the separate dining room enjoys views over the garden and benefits from direct access via sliding doors – ideal for summer gatherings. This room also features attractive wood-effect flooring and space for full dining set.

The kitchen is modern and well-appointed and has generous counter top space. It offers dual aspect windows and a door opening onto the rear patio. There is also a three-piece bathroom and a separate useful utility room. Upstairs there are three well-proportioned bedrooms and a separate w.c. Whether you're up sizing, relocating, or looking for your forever home, this property combines charm, space, and convenience in one of Ashford's most desirable neighbourhoods.

## Approximate Gross Internal Area = 93.16 sq m / 1003 sq ft Garage = 17.49 sq m / 188 sq ft Total = 110.65 sq m / 1101 sq ft



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.

First Floor



**Ground Floor** 





(Not Shown In Actual

Location / Orientation)

















