



- UNDER 1/2 MILE FROM ASHFORD TRAIN STATION
- EXCELLENT CONDITION THROUGHOUT
- TWO BATHROOMS
- RECENTLY ADDED SUN ROOM WITH BI-FOLDING DOORS
- 50FT SOUTH FACING GARDEN WITH OUTBUILDING
- OFF STREET PARKING
- UTILITY ROOM
- DOWNSTAIRS WC
- EPC RATING BAND TBC

Council Tax

Spelthome Borough Council, Tax Band E being £2,984.95 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 Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and dose 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 furnitue/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 obbain verification on points via a solicitor.

A great opportunity to acquire this superbly presented and recently redecorated four bedroom, two bathroom semi detached family home which is ideally situated less than 1/2 mile from Ashford train station and the High Street amenities.

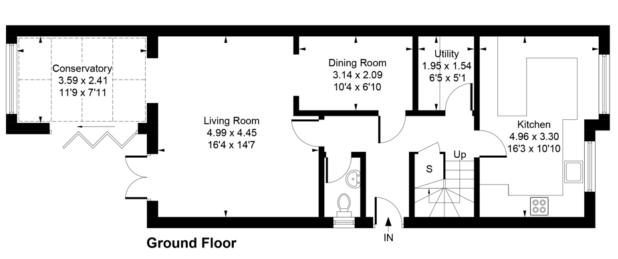
The property has been extended and the garage converted in the past to now provide excellent accommodation throughout including: a great size kitchen breakfast room to the front aspect with renovated cupboard units, a large gas cooker and "granite" worktops, there is a separate utility room, a downstairs WC, "Karndean" flooring, a separate dining room and a bright and airy living room which leads to the lovely modern Sun Room with a vaulted glass ceiling and bi-folding doors out to the garden. On the first floor there is a good size master bedroom with fitted wardrobes and a small ensuite shower room, and three further good sized bedrooms along with a three piece family bathroom suite.

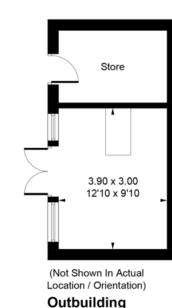
To the rear the property enjoys a lovely, well-kept South facing garden measuring approx 50 ft in length which has an impressive outbuilding/bar and additional storage shed for garden tools.

Viewings come highly recommended for this wonderful family home!

Approximate Gross Internal Area = 120.76 sq m / 1300 sq ft Outbuilding = 18.60 sq m / 200 sq ft Total = 139.36 sq m / 1500 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.























