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17 Royds Road
Ashford, TN24 0DP

Offers In Excess Of £300,000



This lovely three bedroom semi-detached house is positioned in a convenient location within walking distance of the International Station and is within easy reach of the M20 too. Although out the front of the house parking is only available on the street (unrestricted), to the rear and at the bottom of the garden is a garage and parking for up to two cars.

Internally a welcoming hallway leads through to the kitchen and open lounge/dining room and has the stairs to the first floor. Beneath the stairs is a useful storage cupboard (possibly could be converted to a downstairs

WC) and features exposed original floorboards too.

Having been extended to the rear, the kitchen is a nice size and has been modernised in recent years too, offering plenty of worksurfaces and storage space. There is also an integrated oven, hob and cooker hood, dishwasher, fridge and freezer. There is also a breakfast bar built-in for casual dining.

The open through lounge/dining room is flooded with a dual aspect, bay window to the front and patio doors opening to the garden. There are two distinct areas with the lounge area to the front and featuring an inset electric fire. The lounge area has carpets laid whilst the



EPC Rating:
TBC



- Three bedroom semi-detached house
- Off street parking to the rear
- Garage
- Large sunny rear garden (approx. 100ft)

dining area features exposed wooden floorboards much like the hallway.

Upstairs are three bedrooms and the family bathroom. Laid in the design and style to be expected with a house of this era, there are two generous double bedrooms of almost equal size, one front facing the other overlooking the garden. The smaller room is in fact more generous than you may expect and would make for a perfect home office or children's bedroom. The family bathroom is also a little larger than expected, featuring a bath with shower over, wc and wash basin. The walls are tiled around the bath with subway style tiles and there is a mosaic patterned flooring laid.



Outside the garden stretches to around 90ft from the back of the house to the bottom of the garden where the garage is located. Being mostly laid to lawn there is plenty of room here to add planted borders or shrubs if you are green fingered. However if its space for the children to play then there is an abundance of room! Just before the garage at the bottom of the garden is a sheltered seating area, perfect for summer BBQ's and a garden shed.

Beyond the garden you'll find the garage, and next to this is a space to park one car. There is also further space in front of the garage and parking space to park another car side on.



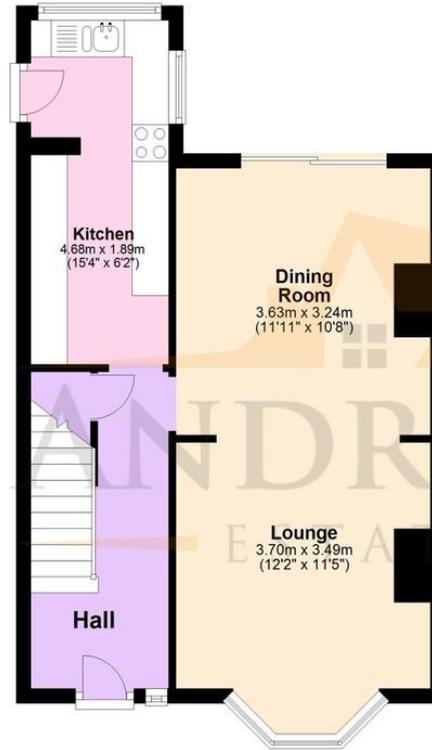
Tenure: Freehold

Local Authority: Ashford Borough Council



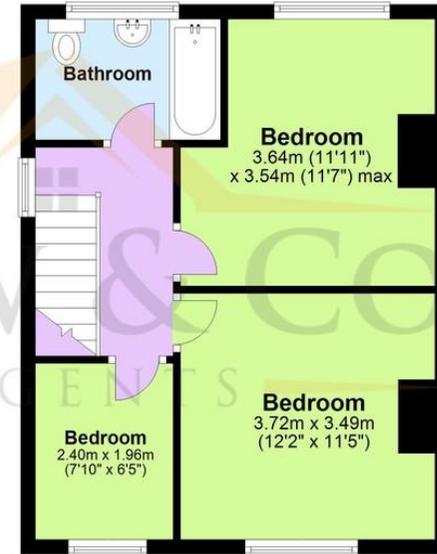
Ground Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 82.7 sq. metres (889.7 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.