





This well-presented three-bedroom house is situated conveniently for access to the International Station and Town Centre and enjoys the benefit of off-road driveway parking to the front for up to three cars. The property is also offered for sale with no onward chain.

Internally the sellers have been updating the property within their ownership which includes the re-newel of the kitchen, bathroom and also general decorating and flooring throughout. The internal layout of the property comprises an entrance hallway which leads into an open-plan through lounge/dining room with bay window to the front and feature fire place. The stairs also lead from the

dining area to the first floor with some useful storage beneath. To the rear of the house is the kitchen, now featuring a modern design with plenty of storage cupboards and worksurfaces, built-in electric oven, gas hob and extractor hood and space for free-standing appliances including a fridge/freezer, dishwasher and washing machine. A door also leads from the kitchen to the garden.

Upstairs are the three bedrooms and family bathroom. All three of the bedrooms are generously sized and would all be suitable double bedrooms. The main bedroom faces the front and features a fitted wardrobe. The family

- Three-bedroom semi-detached house
- Driveway parking to the front
- Large garden to the rear
- No onward chain

bathroom is also upstairs and comprises a three-piece suite with bath and shower above, WC and wash hand basin.

Outside the house, to the front is a block paved driveway giving space to park up to three cars off the road. A side gate leads along the side of the house and provides access to the garden. Adjacent to the rear of the house is a paved patio area leading onto a lawn which stretches the majority of the garden. Panel fencing provides the boundary whilst to the bottom of the garden is a greenhouse and beyond an area which is mostly laid to loose stone and provides a useful space as storage.

LOCATION

Conveniently positioned, Beaver Road is within a short walk of the International Station and Town Centre beyond and is popular spot for anybody looking for convenience on your doorstep. Also, close-by is Ashford Designer Outlet and Asda supermarket. For leisure Victoria Park is also a short walk away (approx. 0.6 miles distant).

Tenure: Freehold

Local Authority: Ashford Borough Council





Ground Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Total area: approx. 96.1 sq. metres (1034.3 sq. feet)

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