

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.

Ashford Office: 2 High Street,  
 Ashford, Kent, TN24 8SQ  
 01233 632383  
 E: info@andrewandco.co.uk  
 www.andrewandco.co.uk

New Romney Office: 24 High Street,  
 New Romney, Kent, TN28 8BY  
 01797 362898  
 E: info@andrewandco.co.uk  
 www.andrewandco.co.uk

Maldstone Office: 38 Royal Star Arcade,  
 High Street, Maldstone, Kent, ME14 1JL  
 01622 687698  
 E: maldstone@andrewandco.co.uk  
 www.andrewandco.co.uk

Chertton Office: 30 Chertton High Street,  
 Faldington, Kent, CT19 4ET  
 01303 279955  
 E: chertton@andrewandco.co.uk  
 www.andrewandco.co.uk

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 Watermark. Plan produced using Planlisp.

Total area: approx. 159.3 sq. metres (1714.4 sq. feet)





The rare opportunity has arisen to purchase this fantastic family home and it is definitely not one to miss out on.

Being ideally located in one of Ashford's most sought-after roads, you have the best of both worlds, enjoying that quiet country lifestyle, while only being a short drive from all essential amenities, major road networks and Ashford International Train Station. It has more than ample parking to the front of the property so if you are going to utilise the annex for someone that has their own car then parking really won't be a problem.

As you step into this property you instantly get that

feeling of being at home due to the welcoming hallway, if you continue to your left, you have the modern kitchen, which is finished to a high standard with all appliances built in, leaving enough space for a dining table also. If you continue to the end of the hall you are greeted by a bright dining room with access to the idyllic garden room complete with an outstanding sky light and stunning outlook. Also accessed from the dining room is the large lounge with dual aspect windows, working log burner and ampules of space for lounge furniture it truly is an amazing space. In the lounge you will also find the stairs leading to the first floor, here you have two double bedrooms, both with in-built storage cupboards and one

- Three Bed Detached Chalet Bungalow
- Annex
- Versatile Living
- Large Garden
- Ample Off-Road Parking

also benefits from its own en-suite. Back on the ground floor you have another additional double bedroom with built in wardrobes and the family bathroom complete with both a bath and separate shower cubicle as well as a small hand basin and W/C.

In addition to the main property you also have the benefit of an annex, composed of a large living space, with enough room for a bed as well as plenty of other furniture if you wished and an en-suite with a small hand basin, shower and w/c. This presents the perfect opportunity for anyone with older children or even a household with multiple generations living together.

If all that wasn't enough, step outside into the garden and you are greeted by a beautifully landscaped secluded garden inclusive of a patio area, ready-made allotment space, large area laid to lawn and a summer house with its own integrated bar, perfect for spending those summer evenings without being over looked.

Please refer to the floor plan for room layout and sizes to really get a feel for how versatile this home is.

**Tenure:** Freehold

**Local Authority:** Ashford Borough Council

