

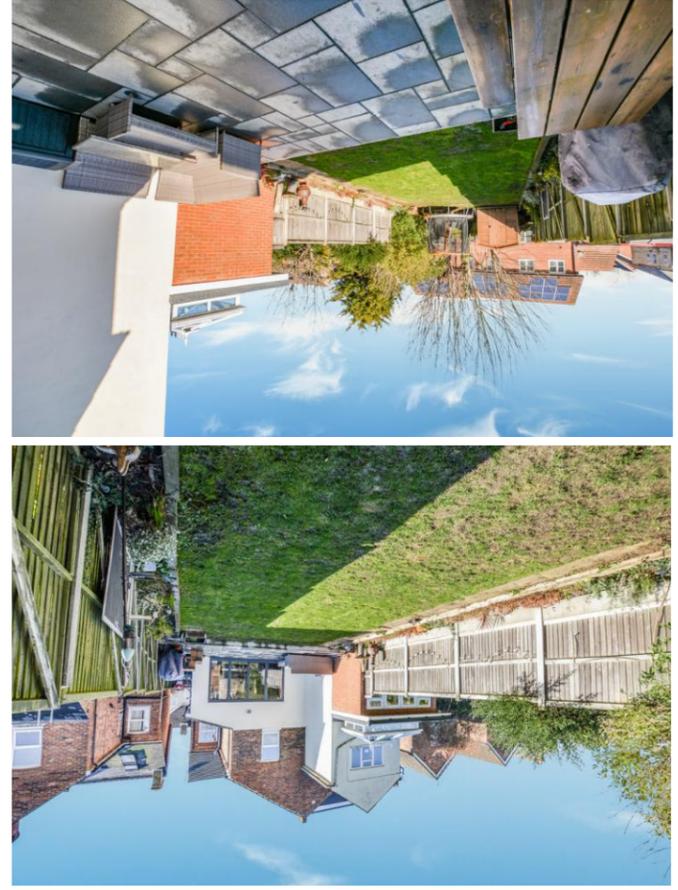
ASTFORD OFFICE: 2 High Street, Ashford, Kent, TN24 8SQ
 01233 632383
 E: info@andrewandco.co.uk
 WWW: andrewandco.co.uk

NEW ROMNEY OFFICE: 24 High Street, New Romney, Kent, TN28 8BY
 01797 362898
 E: info@andrewandco.co.uk
 WWW: andrewandco.co.uk

MAIDSTONE OFFICE: 38 Royal Star Arcade, High Street, Maidstone, Kent, ME14 1JL
 01622 687698
 E: maidsstone@andrewandco.co.uk
 WWW: andrewandco.co.uk

CHERTON OFFICE: 30 Cherton High Street, Faversham, Kent, CT19 4ET
 01303 279955
 E: cherton@andrewandco.co.uk
 WWW: andrewandco.co.uk

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.





A stunning Edwardian family home, located within the desirable location of Western Avenue. This semi-detached property has been lovingly maintained and presents spacious accommodation throughout, ideal for the larger family looking for convenience. Western Avenue is located within close proximity to Ashford's vibrant Town Centre and approx. 1 mile from the International Train Station which has regular services to London St Pancras and the continent. Also close by is the extremely popular St Marys Primary School as well as the Highworth Grammar School for Girls.

As you enter the property on the ground floor there is a hallway, from here you have the stairs leading to the first floor and doors leading to all other rooms. To the front of the property, you have a good size lounge with a bay window letting in plenty of light. As you continue to the rear of the property you have a second reception room which can be utilised in a number of different ways including a dining room, study or snug. The showstopper of this fantastic home has certainly got to be the extended kitchen/ diner. This open plan space has windows from all directions, skylights and bi folding doors which allows the natural light to flood this room and it

- Attractive Semi-Detached House
- Three Double Bedrooms
- Stunning Kitchen/Diner
- Spacious Accommodation Throughout

has so much to offer any potential family moving in, it has been finished to an exceptional standard and would surely be the hub of family life once you move in.

Upstairs the spacious feel that this property displays continues and benefits from three double bedrooms. The master bedroom to the front of the property is a wonderful space fully equipped with a generous number of in-built wardrobes and the bay window makes this bright and airy. The two further bedrooms are both a really good size and allow plenty of space for double beds and any other bedroom furniture you may require. The family bathroom is also on the first floor and again this is of a good size with W/C, hand basin and P-shaped bath with shower overhead.

Externally this property has a good-sized rear garden with a nice patio area immediately as you step out from the bi folding doors meaning those summer months will be perfect for BBQ's and entertaining. The rest is laid to lawn and catches plenty of sunlight. Parking for this property is on road permit parking.

Please refer to floorplan for room sizes and layout.

