

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.

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

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

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

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

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. NB: The attic rooms are included within the total square footage, but the eaves space is not.
 Plan produced using PlanUp.

Total area: approx. 98.1 sq. metres (1056.1 sq. feet)





Beautifully presented and spacious three bedroom semi detached home, situated within a close proximity to the Town Centre, Mainline International Train Station and Outlet Centre. This modern home has allocated off road parking, and should be at the very top of your viewing list.

Step into the spacious entrance hall where you have stairs to the first floor, doors to lounge, kitchen/diner, downstairs cloakroom and under-stair storage cupboard. The large lounge has dual aspect windows which bathe this room in plenty of natural light. The kitchen/Diner has been recently refurbished with

stylish wall and base units and quartz worktops. There are a range of integrated appliances including, Fridge/Freezer, slimline dishwasher, washing machine, wall oven and induction hob. The Dining area has ample space for table and chairs and is the perfect spot for entertaining or family dinners. The windows to front, side and rear with door to the garden make this room light and airy all year round. The downstairs cloakroom is also larger than standard and has a WC and pedestal wash hand basin. The under-stair storage cupboard is large and can also house a condensing tumble dryer.

- Beautifully Presented Throughout
- Large Three Bedroom Semi
- Allocated Off Road Parking
- Spacious Accommodation
- Close to Mainline Train Station

On the landing you have plenty of light coming in and doors leading all bedrooms, bathroom and airing cupboard and loft access. Bedroom One is a fantastic size and gives ample space for all your furniture with the added benefit of built in wardrobes. The dual aspect windows maintain the light and airy feel that this home offers. The family bathroom is beautifully presented has a WC, wash hand basin and panelled bath with shower. Bedroom Two is another good size double and Bedroom Three is a good size and has a built in wardrobe and dual aspect windows.

Outside:

The rear garden has gate side access and is mainly laid to lawn with flower borders and has a raised decking area perfect for summer entertaining. There is allocated off road parking in the residents carpark and visitor parking to the front.

There is an estate management charge of approx. £391.68 per annum.

Tenure: Freehold

Local Authority: Ashford Borough Council

