

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.

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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 Planlp.  
 Total area: approx. 135.7 sq. metres (1461.1 sq. feet)





Fantastic well presented modern three double bedroom family home situated perfectly in a mews on a small development overlooking the green in the heart of Ashford Town Centre. This home is also within a short walk of the Mainline Station, all the amenities the Town Centre has to offer and is conveniently located for schools, including Highworth (girls) and Norton Knatchbull (boys) Grammar schools. Built in 2017, the property has the added benefit of the remaining NHBC guarantee and no onward chain.

Step into the spacious entrance hall where you have doors leading to the garage and kitchen/diner and stairs leading to the first floor. The kitchen/diner has everything you need for modern family life with a range of wall and base units

integrated oven, hob, fridge/freezer, washing machine and dishwasher. There are double doors leading out onto the garden and two additional storage cupboards. A door also leads into the cloakroom. The cloakroom has a WC and wash hand basin. The oversized garage is an impressive 22' in length has an up and over door to the front with power and light.

On the first floor, there are doors leading to bedrooms two and three, the family bathroom and main living room. The lounge is very spacious and has double doors leading out to the balcony which overlooks the green to the front and is a fantastic addition to this home. The family bathroom has a panelled bath, WC and wash hand basin with tiling to the

- Three Bedroom Mid Terrace Family Home
- Remainder of NHBC Guarantee
- Situated In Ashford Town Centre
- Close to Mainline Station

floor and walls. Bedroom two and three are both good size doubles with windows overlooking the rear garden. On the second floor the master bedroom is a very good size with a dressing area, featuring sliding mirrored-door wardrobes. There is also a Juliet balcony which offers wonderful views over the green to the front and a door to the en-suite. The en-suite has a double shower cubicle, wash hand basin and WC with velux window.

**Outside:** The rear garden is a good size, having been paved it now offers a generous space sit and enjoy whilst remaining low maintenance, with fenced boundaries and gated rear access.

**Location:** This property is situated in Ashford Town Centre, where you have all the amenities and shopping facilities of the town centre on your doorstep. There are also plenty of recreation activities close at hand with the Picture House cinema, library, restaurants, bars and also the Stour Centre (leisure centre) all within a short walk. The Ashford International Station is within walking distance and offers high speed links to London St Pancras (approx. 37 minutes).

**Agents Note:** We understand from the current owners that the Estate Management Charge is £350 approx. and that two additional residents parking permits can be obtained.

