

01233 501601

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Freehold
Guide Price

£500,000 to
£550,000

Sandyhurst Lane
Ashford
TN25 4PF

Exclusive



- Available To View Now
- Chain Free
- Double Glazing
- En-Suite Shower Room
- Extensive Gardens
- Gas Central Heating
- Modern Fitted Kitchen
- Sought After Location
- White Bathroom Suite

4x  2x  3x  167.30 SQM x 



Located in the ever desirable Sandyhurst Lane area of Ashford is this superb 4 bedroom detached bungalow. The current owners have maintained it to a high standard and the extensive gardens offer more than enough space to enjoy with the added benefit of a range of stables and further outbuildings. The kitchen is absolutely stunning and spacious with plenty of light coming from the skylight and access to the rear patio area for that morning coffee!

The front door leads to the entrance porch which leads to the entrance reception. This opens out around the open fireplace to the gorgeous living room with brick surround fire and exposed beams adding to the character of the property. There are doors leading to all 4 bedrooms, family bathroom and the kitchen. Bedroom 2 is situated at the front of the property and has double aspect windows offering plenty of light to the room. Bedrooms 3 and 4 are good size singles and the main family bathroom has a fitted white suite with shower and screen over the bath and a unique light tunnel. The master bedroom has a private en-suite shower room and is currently arranged as 2 sleeping areas but is fully flexible with layout and as there are french doors leading to the back garden, you could even create a private living area for a relative.



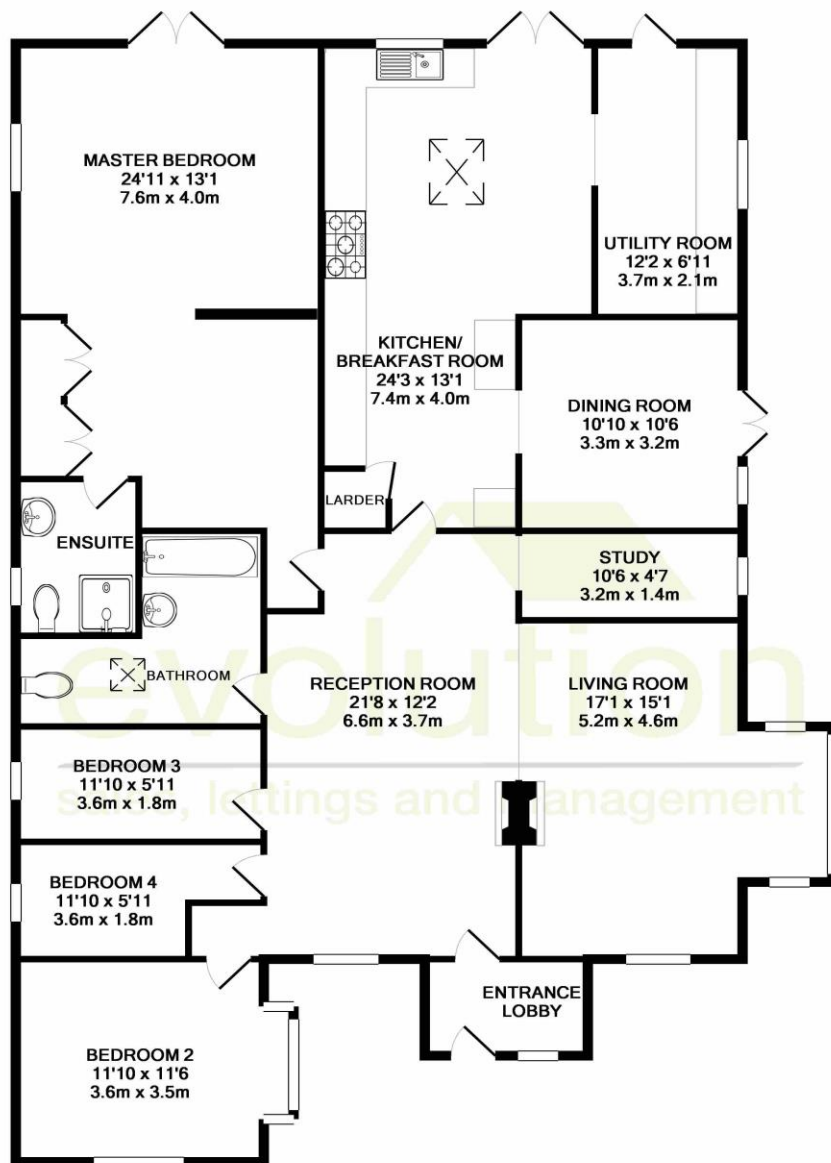
In the kitchen you will be amazed by the extensive range of wall and base units as well as a good size larder cupboard. There is plenty of space for a breakfast table and the dining room is off to the side with its own french doors leading to the garden. Do not forget the handy utility room which provides plenty of space for appliances as well as those muddy boots and wet coats!



The front garden provides plenty of parking with further lawn areas, shrubs and hedges and there are gates either side providing access to the rear garden. The large patio area at the rear of the property is amazing and the lawn is extensive. You will find a great range of flower and shrub borders surrounding most of the garden. There is vehicle access from the front via the side gate providing even more parking or somewhere to store the boat! The stables are all being used for storage currently and we feel, subject to planning, could provide a multitude of different uses, maybe even an extra income? At the far end of the garden you will discover vegetable plots as well as the chicken house and runs.

Overall, this property is offered in excellent order throughout and we really believe that to fully appreciate all that is on offer, you need to book your viewing. So, what are you waiting for? Call or email us today!





TOTAL APPROX. FLOOR AREA 1801 SQ.FT. (167.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Reception Room 6.6m x 3.7m (21'8" x 12'2")

Living Room 5.2m x 4.6m (17'1" x 15'1")

Study 3.2m x 1.4m (10'6" x 4'7")

Kitchen / Breakfast Room 7.4m x 4.0m (24'3" x 13'1")

Dining Room 3.3m x 3.2m (10'10" x 10'6")

Utility Room 3.7m x 2.1m (12'2" x 6'11")

Master Bedroom 7.6m x 4.0m (24'11" x 13'1")

Bedroom 2 3.6m x 3.5m (11'10" x 11'6")

Bedroom 3 3.6m x 1.8m (11'10" x 5'11")

Bedroom 4 3.6m x 1.8m (11'10" x 5'11")

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	69	79		67	77
UK	EU Directive 2002/91/EC		UK	EU Directive 2002/91/EC	



Directions

From Kennington, proceed towards Faversham on the A2042. Just passed the traffic light by the Towers School, turn left in to Sandyhurst Lane and the property will be found on the left hand side before the sports field which is on the right.

Viewing

Strictly by appointment with Evolution Properties office in:

Ashford on 01233 501601

4 Oak Trees Business Park, Orbital Park, Ashford, TN24 0SY

Email: ashford@evolutionproperties.co.uk

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