



MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
Ashford
Kent
TN24 8SF

Tel: 01233610444



69 Royds Road, Ashford, Kent TN24 0DP

Asking Price £459,995

69 Royds Road, Ashford, Kent TN24 0DP

Ground Floor

Lounge

25'9"x 13'1" (7.85mx 4.00m)

Kitchen/ Diner

19'8" x 12'9" (6.01m x 3.89m)

First Floor

Bedroom 1

12'1" x 10'2" (3.70m x 3.10m)

Bedroom 2

13'0" x 9'11" (3.98m x 3.04m)

Bedroom 3

13'1" x 6'2" (4.00m x 1.88m)

Bedroom 4

13'3" x 10'7" (4.04m x 3.25m)

Second Floor

Bedroom 5

17'3" x 12'3" (5.27m x 3.75m)

Bedroom 6

13'7" x 13'0" (4.16m x 3.98)

The Annexe

Ground Floor

Bedroom

9'7" x 7'5" (2.93m x 2.28m)

Kitchen / Dining Room

18'10" x 7'10" (5.76m x 2.40m)

First Floor

Living Room

24'10" x 13'4" (7.58m x 4.07m)

Summer House

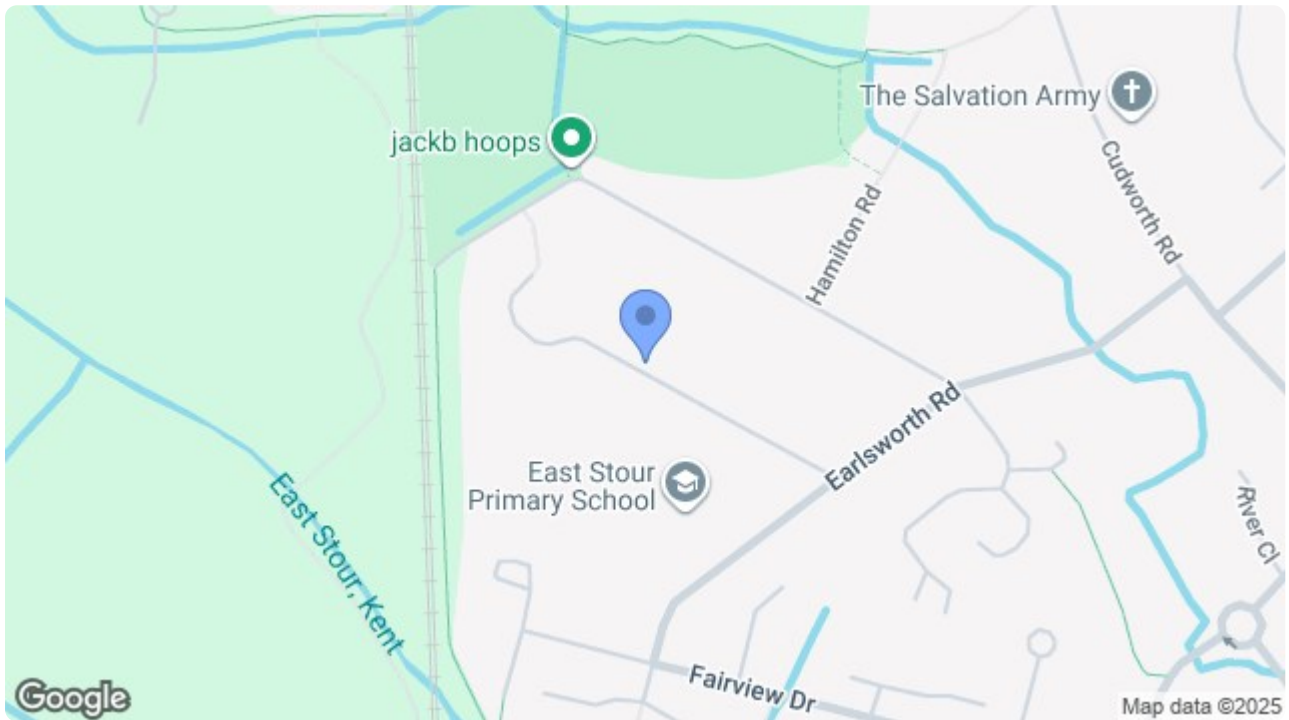
15'4" x 15'4" (4.68m x 4.68)

Royds Road, Ashford, TN24

Approximate Gross Internal Area = 153.9 sq m / 1656 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255378)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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