

SJM

Steven J Moore

EST 1992

ESTATE AGENTS

14 KNATCHBULL WAY

BRABOURNE LEES | ASHFORD | KENT | TN25 6PY



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'3 BED HOUSE IN CUL-DE-SAC IN VILLAGE LOCATION'

ACCOMMODATION

GROUND FLOOR

- Porch • Living Room • Dining Room • Kitchen •

FIRST FLOOR

- Two Double Bedrooms • One Single Bedroom • Bathroom •

OUTSIDE

- Driveway leading to Detached Garage • Large Lawned Rear Garden with Patio Area •



ACCOMMODATION

Nestled in the corner of a cul-de sac in the village of Brabourne Lees, this semi detached three bedroom house has an unexpected, beautiful, larger than normal garden.

The accommodation comprises of convenient porch to the front for some where to place your shoes and hang your coat, hallway leading to good size lounge with ornate electric fire and dining room with patio doors leading to the garden. The modern fitted kitchen is conveniently set off the dining room. Upstairs there is a modern bathroom, two double bedrooms and one single bedroom.

Outside the driveway has a gate leading to detached garage. The rear garden has been beautifully maintained and there are mature shrubbery and plants throughout, being laid to lawn with a patio area to the side ideal for sitting and relaxing and enjoying the peaceful and stunning view of the garden.

LOCATION

The property is situated in the heart of the village of Brabourne Lees. The property is in the walking distance of the local village amenities including Smeeth Primary School, village store/post office, hairdressers and reputable pub. There is easy access to local transport, with the nearby market town of Ashford being a short distance away. Ashford offers a wide range of supermarkets, leisure facilities, schools, cinema/restaurant complex and designer shopping outlet. Ashford International Train Station is also very convenient offering the high speed link to St Pancras, London in 37 mins.

SERVICES:

Mains gas, Mains water, drainage and electricity.

COUNCIL TAX D



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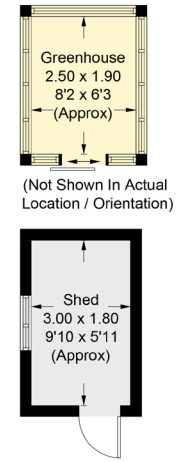
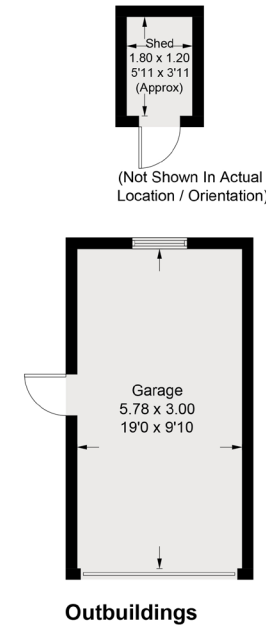
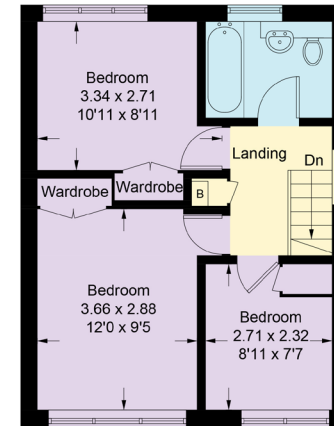
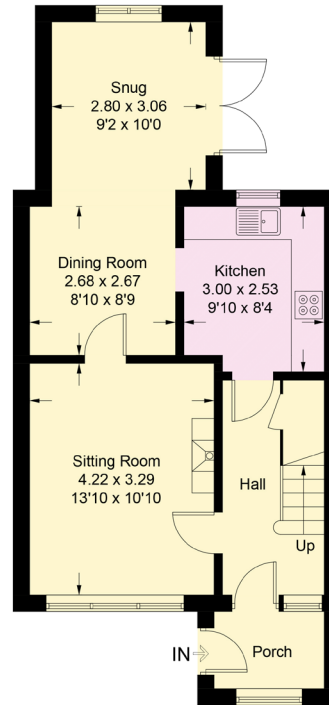
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14 Knatchball Way, Brabourne Lees, Ashford



Ground Floor - 50.9 sq m / 548 sq ft First Floor - 37.7 sq m / 406 sq ft

Approximate Gross Internal Area = 88.6 sq m / 954 sq ft

Outbuildings = 29.7 sq m / 320 sq ft

Total = 118.3 sq m / 1274 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1063148)



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