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## Harvey Road, Ashford

A substantial and extended semi-detached family home with large garage and garden in need of some internal modernisation. No chain.

**£340,000**

01992 87 85 80

## Overall Description

This semi-detached house has been in the same family for many years and has been extended on a number of occasions during that time to create what is now a substantial and spacious family home. The property has three bedrooms and a bathroom on the first floor and the loft has been converted into a useful loft room with pull down ladder. Downstairs there is an entrance hall, downstairs cloakroom, sitting room, dining room extended into the garden, conservatory and kitchen. Outside there is a driveway with ample off-street parking leading to the garage which has been extended to fit two cars. There is a gate leading to a private back garden. The house has gas central-heating and double-glazed windows but would benefit from internal modernisation so gives buyers the opportunity to create a lovely large and spacious family home to their own tastes without going through the cost and upheaval of putting in an extension as that has already been done. The property is being sold with no onward chain.

## Location

The property sits in a pleasant residential location at the end of a cul-de-sac, so with hardly any passing traffic, in the village of Willesborough which is now a suburb of Ashford. Ashford has excellent transport links: by road via the M20; by rail from Ashford International Station with fast trains to London or the Continent; by bus from the bus stops a short walk away on Hythe Road. Ashford has an excellent range of High Street shops and supermarkets as well as extensive sporting and other facilities such as the Gordon Close Play Area and the Hospital. There are good local schools in the area including the Willesborough Infant and Junior Schools and the Norton Knatchbull School. Just to the north of town are the Kent Downs, a designated Area of Outstanding Natural Beauty.

## Accommodation

From the driveway the part-glazed front door leads into the:

### Entrance Hall 15'8 x 6'8 (4.78m x 2.03m)

Stairs to first floor with under-stairs cupboard. Radiator.

### Cloakroom 4'5 x 2'8 (1.35m x 0.81m)

Frosted window to side. Low-level wc. Wash-hand basin.

### Sitting Room 11'7 x 11'2 (3.53m x 3.40m)

Window to front. Radiator.

### Dining Room 17'9 x 10'8 (5.41m x 3.25m)

Sliding doors to conservatory. Fireplace with wooden mantel, coal-effect gas fire and marble hearth. Radiator.

### Conservatory 10'1 x 8'4 (3.07m x 2.54m)

Upvc double-glazed construction. French doors to the garden. Electric light and power. Radiator.

### Kitchen 11'1 x 7' (3.38m x 2.13m)

Window to rear. Kitchen units with roll-top worksurfaces and one-and-a-half bowl ceramic sink. Electric oven with gas hob and extractor above. Space and plumbing for washing-machine. Under-stairs cupboard. Spotlights.

### First Floor 8'8 x 7'6 (2.64m x 2.29m)

Frosted window to side. Loft hatch (with loft ladder up to LOFT ROOM: 18'10 x 8'4 with window to side, fitted wardrobe and two under-eaves storage cupboards).

### Bedroom One 12'5 x 11'2 (3.78m x 3.40m)

Window to rear. Large fitted wardrobe. Radiator.

### Bedroom Two 11'2 x 7'10 (3.40m x 2.39m)

Window to front. Large fitted wardrobe unit with mirror door. Radiator.

### Bedroom Three 8'8 x 7'11 (2.64m x 2.41m)

Window to front. Radiator.

### Bathroom 7'10 x 7'1 (2.39m x 2.16m)

Frosted window to rear. Shower cubicle. Panel bath. Low-level wc. Vanity unit with wash-hand basin and cupboard beneath. Spotlights. Gas wall-mounted central-heating boiler.

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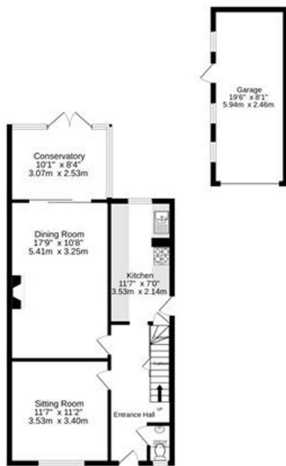
### Outside

The property has a front garden with private driveway and ample off-street parking leading down the side of the house to the TANDEM GARAGE: 19'6 x 8'1 with garage door to the front, three windows and a door to the side and electric light/power. A gate leads into the back garden with a patio, central area of lawn, flowerbed and fencing for privacy.

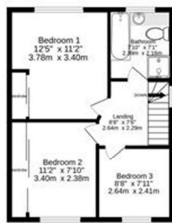
### Services & Other Info.

Mains water, drainage, gas and electricity. Gas central-heating. TV aerial. Council Tax Band: C.

Ground Floor  
776 sq.ft. (72.1 sq.m.) approx.



1st Floor  
428 sq.ft. (39.8 sq.m.) approx.




2nd Floor  
152 sq.ft. (14.1 sq.m.) approx.



**TOTAL FLOOR AREA: 1356 sq.ft. (126.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

