



Farm Close

Ashford TN23 5DN

- Semi-Detached Residence
 - Spacious Living Room
 - Family Bathroom
 - Rear Terrace and Garden
- Three Bedrooms
 - Dining Room & Kitchen
 - Sun Room
- Garage & Ample Off-Road Parking

Asking Price £300,000 Freehold





Mapps Estates are delighted to bring to the market this well-presented three bedroom semi-detached residence set in a cul-de-sac location. The well-proportioned accommodation comprises a reception hall, a spacious living room, a bathroom, a separate dining room opening to the kitchen and a sun room to the ground floor, with the three bedrooms to the first floor. The property boasts off-road parking for up to five cars as well as a garage and a useful outbuilding to the rear. The back garden is paved for low maintenance and also enjoys a covered terrace. An early viewing of this well-appointed family home comes highly recommended.

Located in the market town of Ashford offering a wide array of amenities and shopping facilities including the McArthurGlen designer Outlet complex. Ashford International train station offers high speed rail services to London St Pancras taking less than forty minutes. The M20 Motorway, Channel Tunnel Terminal, and Port of Dover are all easily accessed by car. Primary, secondary and grammar schools are also available in the town and the popular Homewood school and Sixth Form Centre is located in nearby Tenterden. Canterbury City centre is approximately 30 minutes away by car and offers cultural facilities including the Cathedral and Marlowe Theatre.

Ground Floor:

Side Entrance

With pitched roof canopy over, UPVC leaded double glazed window and entrance door opening to reception hall.

Reception Hall 6' x 5'10

With stairs to first floor, wood effect laminate flooring, radiator.

Living Room 14' x 12'5 (15'5 max)

With front aspect UPVC double glazed windows, open fireplace, understairs storage space, wood effect laminate flooring, radiator.

Bathroom 6' x 6'

With UPVC frosted double glazed window, panelled bath with mixer tap and shower attachment over, wall-hung wash hand basin with mixer tap over, WC, extractor fan, chrome effect heated towel rail, tiled walls and floor.

Dining Room 9'2 x 7'7

With wood effect laminate flooring, heating thermostat, coved ceiling, radiator, opening to kitchen.

Kitchen 14' x 6'7

With rear and side aspect UPVC double glazed windows, UPVC double glazed back door opening to sun room, range of fitted grey gloss finish store cupboards and drawers, roll top work surfaces with tiled splashbacks, inset stainless steel sink/drainage with mixer tap over, four ring gas hob with splashback and extractor canopy over and electric oven under, space and plumbing for washing machine and tumble dryer, wooden flooring.

Sun Room 14'3 x 6'3

With side and rear aspect UPVC double glazed windows and back door to rear garden, polycarbonate roof, wood effect laminate flooring, space for fridge/freezer, power and light.

First Floor:

Landing

With loft hatch and fitted loft ladder, built-in store cupboard housing wall-mounted Vaillant gas-fired combination boiler, wood effect laminate flooring.

Bedroom 14'1 x 9'4

With rear aspect UPVC double glazed dormer window with open outlook, recessed double fitted wardrobe with shelving and hanging rail and mirrored sliding doors, wood effect laminate flooring, fan light, radiator.

Bedroom 11'8 x 7'9

With front aspect UPVC double glazed dormer window, recessed double fitted wardrobe with shelving and hanging rail and mirrored sliding doors, wood effect laminate flooring, fan light, radiator.

Bedroom 8'10 x 6' (max points)

With front aspect UPVC double glazed dormer window, wood effect laminate flooring, radiator.

Outside:

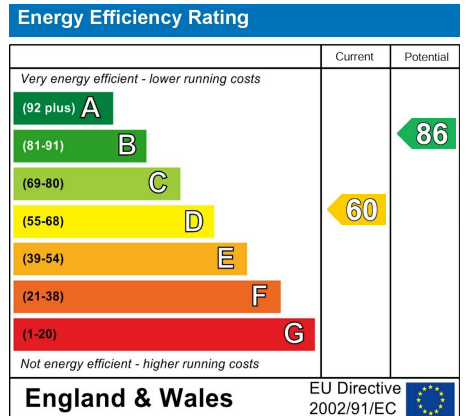
The front driveway provides off-road parking for four cars, with double gates opening to a further parking space and the garage. To the rear of the property and accessed via the sun room is a terrace with a canopy over; steps lead down from here to the rear garden which has been laid to brick block paving with a flower/shrub bed to one side. Behind the garage is a useful outbuilding measuring 13'10 x 6'8 internally, with wood panelled walls and ceiling, UPVC double glazed windows and a frosted double glazed UPVC door.

Garage 16'2 x 8'

With up and over door, fitted shelving and fibreglass roof.



Local Authority Ashford Borough Council
Council Tax Band C
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.