



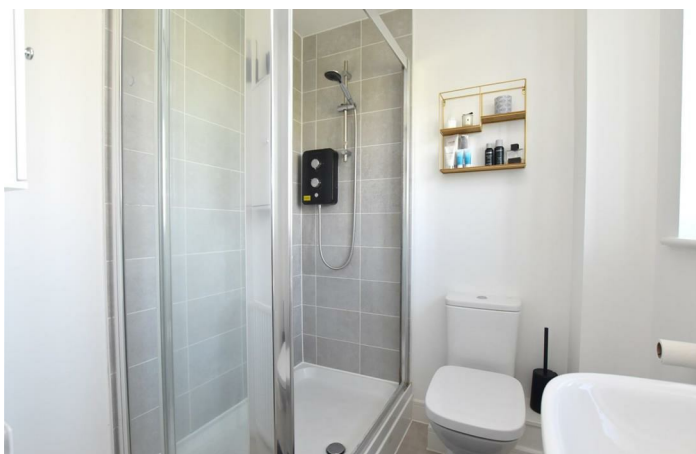
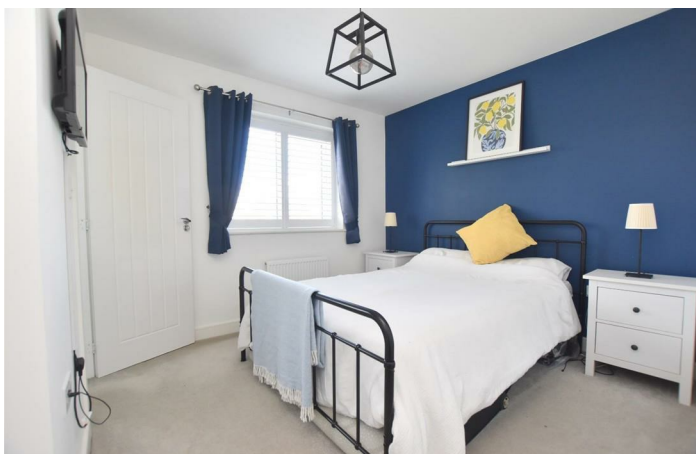
Main Road

Sellindge Ashford TN25 6JX

- Beautifully Presented
- En-Suite To Main Bedroom
- Spacious Living Room
- Generous Rear Garden
- Garage & Off Road Parking
- Three Bedrooms
- Semi Detached House
- Modern Kitchen/Diner With Built In Appliances
- Remainder Of A 10 Year Builders Guarantee
- No Onward Chain

Offers In Excess Of £325,000 Freehold





Mapps Estates are delighted to bring to the market this stunning, three bedroom semi detached house overlooking the beautiful lake and park. To the ground floor, this modern home offers a generous living room, a spacious kitchen/diner with built in appliances and a separate cloakroom, while to the first floor, you will find the three bedrooms, en suite shower room and a delightful family bathroom. Outside, the property enjoys a lovely, private garden with gated access which leads you round to the garage and off-road, tandem parking for at least two cars. With the added benefit of no onward chain, the remainder of a 10-year building guarantee, and various upgrades the current owners opted for when they purchased, viewing comes highly recommended.

Located in the ever popular village of Sellindge, which offers a Post Office and mini supermarket, coffee shop, active village hall, doctor's surgery, Primary schooling and Sellindge Sports and Social Club. Secondary Schooling is available in nearby Saltwood with boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High-speed rail services are available from Ashford International station approximately 20 minutes by car giving service to St. Pancras, London in approximately 38 minutes. Alternatively, Westenhanger Railway station is just a short drive away. The pretty Cinque Port town of Hythe is approximately 15 minutes by car and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The town also boasts the historic Royal Military Canal running through it and enjoys an unspoilt seafront promenade.

Ground Floor:

Entrance Hall

With composite front door, built in cupboard housing electric meters and consumer unit, Karndean flooring, stairs to first floor, door to living room.

Living Room 13'11 x 12'1

With UPVC double glazed window to front overlooking the park, radiator, Karndean flooring.

Inner Hallway

With doors to cloakroom, kitchen/diner and understairs store cupboard.

Modern Kitchen/Diner 15'6 x 9'4

With a range of grey gloss finish base and wall units with downlights, roll top worksurfaces and upstands, inset one and a half bowl, single drainer stainless steel sink unit with mixer tap over, integrated slimline dishwasher, built in double oven, inset four ring gas hob with stainless steel splash back and extractor over, integrated washing machine, inset ceiling spotlights, UPVC double glazed window to rear, UPVC double glazed patio doors opening onto the garden.

Cloakroom

A white suite comprising low level WC, pedestal wash hand basin with mixer tap over and tiled splash back, Karndean flooring, extractor fan, radiator.

First Floor:

Landing

With hatch to loft space, radiator, doors to bedrooms and bathroom.

Master Suite Comprising:

Bedroom 9'7 x 9'3

With UPVC double glazed window to front, radiator, built in double wardrobe, door to en suite shower room.

En-Suite Shower Room

A white suite comprising enclosed shower cubicle with electric shower, low level WC, wall hung wash hand basin with mixer tap over, tiled splash back, vinyl flooring, extractor fan, UPVC double glazed frosted window to front.

Bedroom 10'9 x 8'7

With UPVC double glazed window to rear, radiator.

Bedroom 10'9 x 6'6

With UPVC double glazed window to rear, radiator.

Family Bathroom

A modern white suite comprising panelled bath with glazed screen to side and mixer tap and shower over, low level WC, wall hung wash hand basin with mixer tap over and tiled splash back, radiator, extractor fan, tiled effect laminate flooring, UPVC double glazed frosted window to side.

Outside:

The rear enclosed garden is mainly laid to lawn with the benefit of a paved pathway which leads down to a delightful, decked seating area. A further paved pathway takes you round to the rear of the property where you will find tandem, off road parking, and the garage which benefits from an up and over door, power, and light.



Local Authority
Council Tax Band D
EPC Rating C




Ground Floor

First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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.