



**3 Penn Hill, Ashford**

Guide Price £360,000

**Skippers**



## 3 Penn Hill

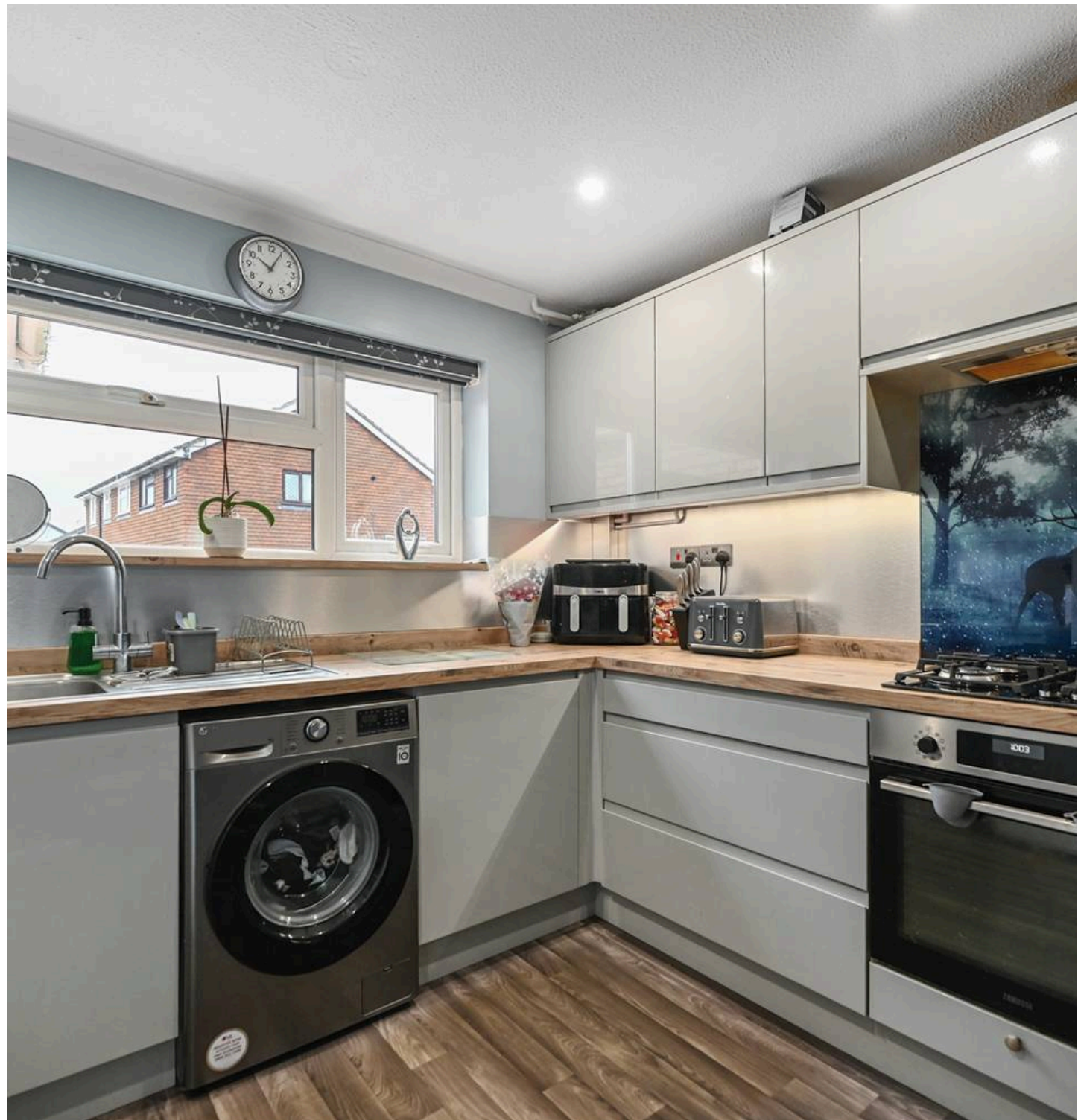
Ashford, Ashford

Well-presented three-bed semi in a popular location, offering a modern kitchen, spacious lounge, low-maintenance garden, driveway, and garage. Ideal for families and ready to move straight into.

Council Tax band: C

Tenure: Freehold

- Extended Three Bedroom Semi
- Three Bedrooms with an Additional Upstairs Study
- Garage
- Off-road parking
- Guest Cloakroom
- Landscaped garden
- Modern kitchen with integrated appliances
- Artificial lawn (low-maintenance garden)
- EV charger point





### Hallway

The hallway is a practical entrance space with room for coats and shoes, helped by fitted storage along the wall. It benefits from plenty of natural light thanks to the glazed porch area. Just off the hallway is a useful guest cloakroom, making day-to-day family life and hosting visitors more convenient.

### Living Room

10' 3" x 16' 3" (3.13m x 4.95m)

The living room is a comfortable, well-proportioned space with wood-effect flooring and neutral décor. A large window and sliding patio doors bring in good natural light and provide direct access to the garden. The layout works well for a corner sofa setup and offers enough room for everyday family use. It's a straightforward, practical room with a pleasant outlook and an easy flow to the outside space.

### Kitchen / Dining Room

10' 2" x 13' 8" (3.09m x 4.17m)

The kitchen/dining room is a modern and practical space with sleek units, generous worktop areas and integrated appliances. The U-shaped layout provides good storage and prep space, with a window overlooking the front bringing in plenty of light. There is room for a family dining table, making it a useful everyday hub of the home. Contemporary flooring, spot lighting and a feature splashback give the room a clean, updated feel. In our opinion well-finished kitchen that works well for both cooking and family life.

### Bedroom One

9' 9" x 11' 11" (2.98m x 3.63m)

Double bedroom benefitting from a window to the front, built-in wardrobe.







## Bedroom Two

2.89m x 4.48m

Bedroom two is a comfortable double bedroom with a window to the rear, fitted carpet and radiator.

## Bedroom Three

2.97m x 3.12m

Bedroom three is a practical single room with a window to the rear. The layout is split into two sections, making it useful for a teenager's room or anyone needing a sleep area and a small study zone. Fitted carpet and radiator.

## Study

5' 7" x 14' 3" (1.71m x 4.34m)

The study is positioned to the front and offers a practical workspace. Measuring approximately 4.34m x 1.71m (14'3" x 5'7"), it's well suited for a home office setup, homework area or quiet reading space. With a two windows to the front, it benefits from natural light, making it a useful and flexible extra room for modern family living. With fitted carpet and two radiators.

## Bathroom

The bathroom has been fitted with modern tiling and a practical layout that includes a separate walk-in shower and bath. A built-in vanity unit provides useful storage and keeps the space tidy, while the frosted window brings in natural light and maintains privacy. Recessed lighting and contemporary fixtures complete the room, making it a well-finished and easy-to-maintain family bathroom.

## Garage

6' 10" x 26' 1" (2.09m x 7.95m)



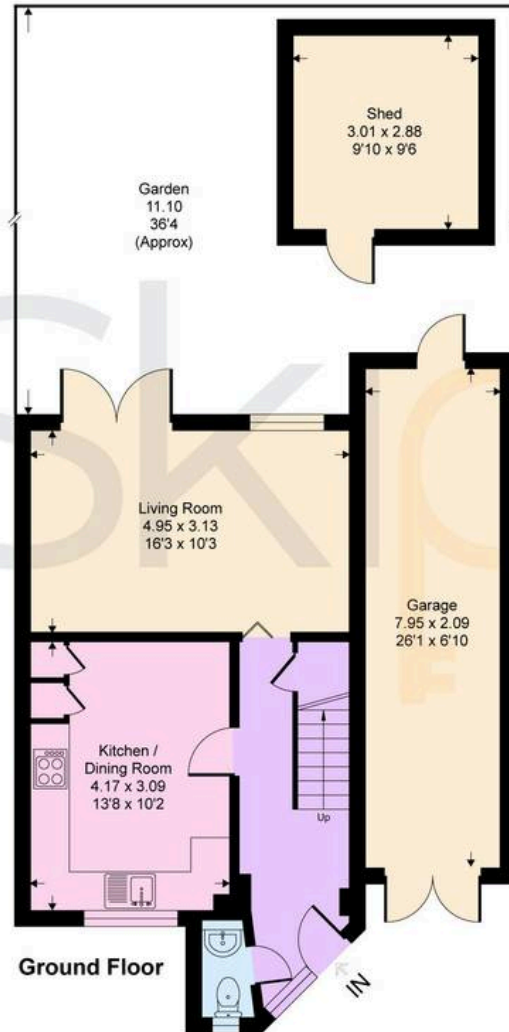




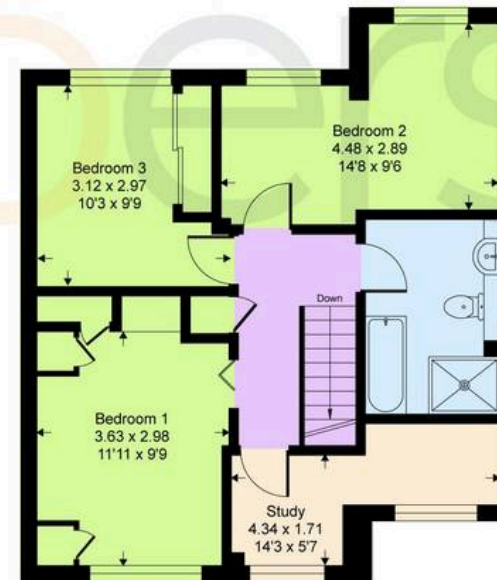


## Penn Hill, TN23

Approximate Gross Internal Area = 93 sq m / 1002 sq ft  
Approximate Garage Internal Area = 16.1 sq m / 174 sq ft  
Approximate Outbuilding Internal Area = 8.6 sq m / 93 sq ft  
Approximate Total Internal Area = 117.7 sq m / 1269 sq ft



Ground Floor



First Floor



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.





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