



31a Sandwich Road, Ash CT3 2AF



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GUILDCREST ESTATES

Sandwich Road, Ash CT3 2AF

Guide price £325,000

Guide Price £325,000 - £350,000

Situated on Sandwich Road in the popular village of Ash, this well presented mid terrace home offers practical, flexible accommodation arranged over three floors, making it a solid option for families, buyers needing home working space, or anyone wanting village life with easy access to surrounding towns.

On the ground floor, the property opens into an entrance hall which provides a practical welcome space for coats and shoes, before leading through to the main living accommodation. The reception room is positioned to the rear, creating a comfortable and private setting for day to day living, with plenty of space to relax or entertain. To the front of property, the recently updated kitchen is fitted with modern units and a range of built in appliances, giving the room a clean, contemporary feel and excellent functionality for everyday cooking.

A real bonus to this home is the addition of two newly fitted bathrooms, both finished in a modern style ideal for households who want the convenience of multiple wash spaces, particularly during busy mornings or when guests stay over.

Upstairs, you'll find three double bedrooms, offering generous proportions and excellent





versatility whether that's for family bedrooms, a guest room, or a dedicated office/hobby space.

Outside, the property benefits from a rear car port providing off road parking for two vehicles, along with convenient rear access into the home, a big plus in a village setting.

Ash remains a sought after location thanks to its community feel, local amenities, surrounding countryside, and accessible transport links. Canterbury is also within reach by car in around 25-30 minutes, making this a great base for commuters or those wanting a balance of village life and city convenience.



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Key Features

- Recently updated kitchen and bathrooms
- Three double bedrooms arranged over two floors
- Well presented throughout, ideal for families, or first time buyers
- Car port - off-road parking to the rear for two vehicles
- Two newly fitted bathrooms with contemporary finishes (great for busy households)
- Sought after village location with local amenities, schools and countryside walks nearby
- Good transport links with convenient access to surrounding towns

Important Information

Freehold

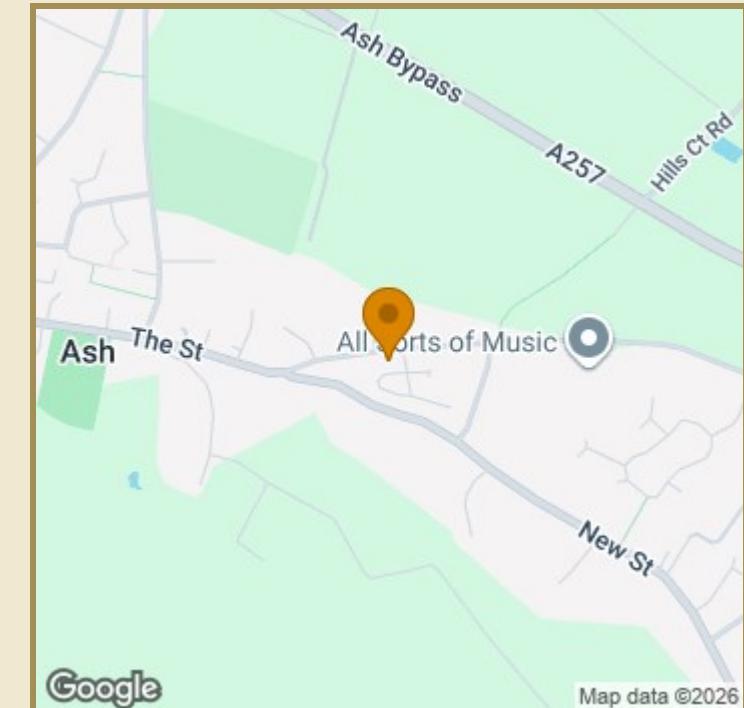
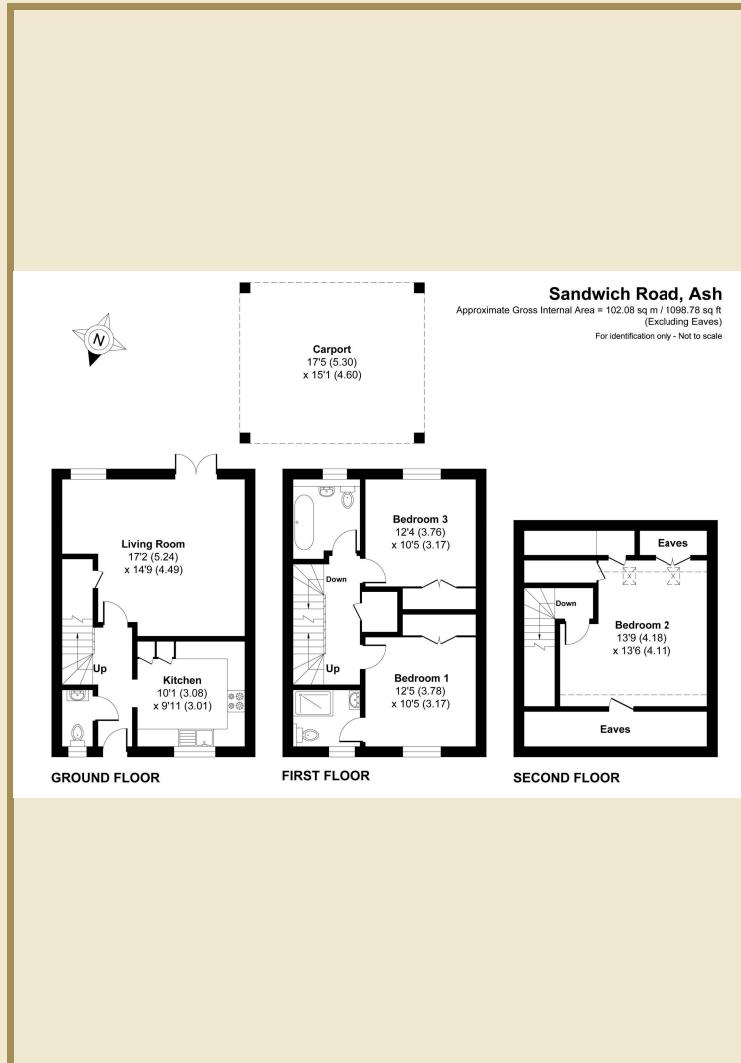
House - Mid Terrace

1098.00 sq ft

Council Tax Band C

EPC Rating C

£325,000



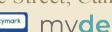
| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | 89 | |
| (69-80) C | 78 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



Guildcrest Estates Ltd Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered in England & Wales | VAT Number: 374 4288 71

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