



**80 Church Road, Sevington**  
**£395,000**

# 80 Church Road

Sevington, Ashford

A stunning three-bedroom semi detached house, conveniently positioned with shops near-by, easy access to the M20 and William Harvey Hospital, enjoying a generous rear garden with potential to create off street parking, extended to the rear and opened up offering open-plan living.

Council Tax band: D

Tenure: Freehold

- 3-bedroom semi detached house
- Beautifully presented throughout
- Extended to the rear and featuring open-plan living arrangement
- Generous rear garden, stretching to approx 120ft
- Potential for off street parking to the rear
- Convenient location with children's play park opposite



### Lounge

11' 2" x 13' 9" (3.41m x 4.20m)

uPVC door to front, bay window to front with window shutters, radiator, laminate wood flooring. Open to the Kitchen/Dining space.

### Kitchen/Dining Room

21' 5" x 13' 7" (6.52m x 4.13m)

Modern open-plan kitchen/dining space, extended by the current owners and featuring electronically operated Velux roof windows. Glazed door to the garden. Stairs leading to the first floor with under-stairs cupboard. Radiator, laminate wood flooring. Kitchen comprising a mix of wall, base and island units with Quartz worksurfaces, under-slung 1.5 bowl stainless steel sink, built-in electric oven and combo oven, 4-zone induction hob with hidden extractor, fridge/freezer, dishwasher & washer/dryer.

### Lobby

Stairs down from kitchen, cupboard housing central boiler, radiator, tiled flooring.

### Bathroom

Comprising a 'P' shared bath with mixer taps and shower over, WC, wash basin with storage beneath, radiator, extractor, partly tiled walls and tiled flooring. Window to the rear.

### Landing

Loft access, doors to each bedroom, generous storage cupboard, carpet laid to the stairs and landing.

### Bedroom 1

11' 3" x 13' 9" (3.43m x 4.20m)

Window to the front and fitted shutters, built-in wardrobes, radiator, fitted carpet.

### Bedroom 2

11' 10" x 7' 10" (3.60m x 2.39m)

Window to the rear, radiator, fitted carpet.

### Bedroom 3

8' 0" x 9' 0" (2.44m x 2.75m)

Window to the rear, radiator, fitted carpet



## FRONT GARDEN

Enclosed front garden with dwarf wall and iron railings to front, fence to adjoining boundary, pathway leading to front door and side access to garden. Central lawn with mature tree to the front.

## REAR GARDEN

Sun facing tiered garden, separate areas including a Indian Sandstone patio close to the rear of the house, perfect for summer BBQs and entertaining, gravel area perfect for children's outdoor climbing aperiitifs/swingset, sunken trampoline (capital play), lawn area to bottom leading to large workshop. Numerous planters, flowering beds & mature trees. Outside tap, power sockets and lights.

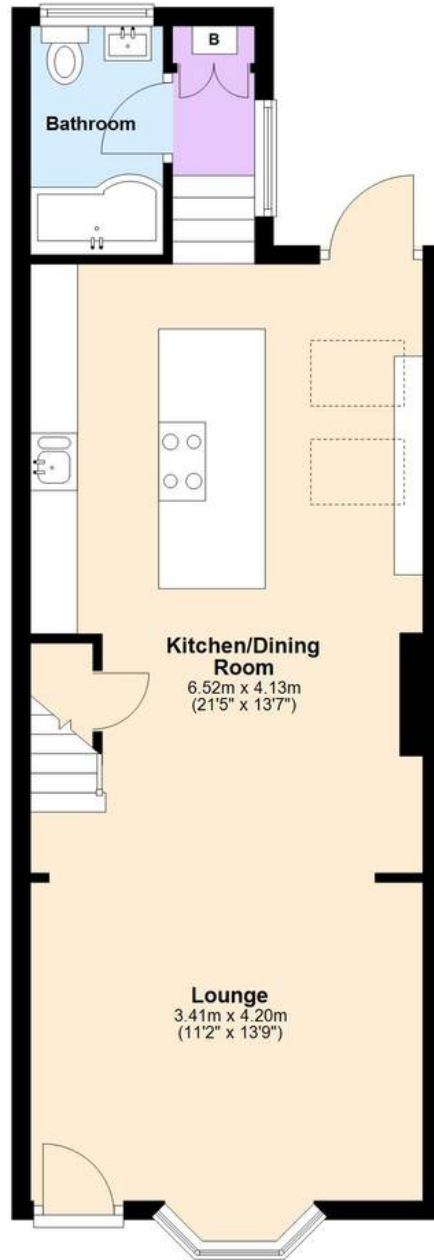
## ON STREET

On street parking available, unrestricted.



## Ground Floor

Approx. 48.8 sq. metres (525.5 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 85.8 sq. metres (923.0 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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