

Astford Office: 2 High Street,
Astford, Kent, TN24 8SQ.
012233 632383
E: info@andrewardco.co.uk
www.andrewardco.co.uk

New Romney Office: 24 High Street,
New Romney, Kent, TN28 8BY
01797 362898
E: info@andrewandco.co.uk
www.andrewandco.co.uk

Charing Office: 20 High Street, Charing,
Aston, Kent, TN27 0HX
01233 714886
E: info@andreawandco.uk
www.andreawandco.co.uk
All information has been prepared as a general guide only. It is likely to affect your decision to buy please

Chertion Office: 30 Chertion Highstreet,
Folkestone, Kent, CT19 4ET
01303 279955
E: chertion@andrewandco.co.uk
www.andrewandco.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.





Attractive double fronted detached bungalow sympathetically extended in recent years to provide a substantial detached home with accommodation over two floors. The ground floor is perfect for any growing family or to entertain friends with large reception rooms. There is also the benefit of a study, utility room and cloakroom. Upstairs, there are 5 bedrooms and a family bathroom. The current owners were considering adding another bathroom upstairs as there is enough space to do so. There is plenty of parking to the front and side and a wonderful garden to enjoy all year round.

PORCH Inner door to;

LIVING ROOM 26' 11" x 16' 4" (8.2m x 4.98m) Double glazed bay window to front, double glazed window to side, TV point, radiator, under stairs cupboard.

DINING ROOM 18' 11" x 12' 5" (5.77m x 3.78m) Double doors opening to

the rear garden, double glazed window to side, radiator.

STUDY 12' 0" x 11' 0" (3.66m x 3.35m) Double glazed bay window to front, radiator.

KITCHEN/BREAKFAST ROOM 18' 11" x 12' 10" (5.77m x 3.91m) Double glazed window to side, double doors opening to the garden, range of wood fronted wall and base units with integrated oven, hob and extractor, part tiled walls, radiator.

UTILITY ROOM Door to side, sink unit, wall and base units, spaces for white goods, radiator.

CLOAKROOM WC, wash hand basin, wall mounted combination boiler, radiator.

LANDING Velux window, radiator.

Substantial detached property with 5 bedrooms, separate living room and formal dining room, kitchen/breakfast room, study and utility room, large garden with garage and parking.

MASTER BEDROOM 9' 11" x 9' 2" (3.02m x 2.79m) Double glazed window to front, radiator, fitted wardrobes with useful overhead storage.

BATHROOM 15' 0" x 5' 3" (4.57m x 1.6m) Corner bath, enclosed and tiled shower cubicle, WC, bidet, pedestal wash hand basin, part tiled walls, two double glazed windows to side.

INNER HALLWAY Velux window, access to loft.

BEDROOM 12' 10" x 8' 4" (3.91m x 2.54m) Double glazed window and velux, radiator, double wardrobe.

BEDROOM 12' 6" x 8' 4" (3.81m x 2.54m) Double glazed window and velux, radiator, double wardrobe.

BEDROOM 11' 5" x 8' 1" (3.48m x 2.46m) Double glazed window to rear, radiator, double wardrobe.

BEDROOM 11' 4" x 8' 1" (3.45m x 2.46m) Double glazed window to rear, radiator, double wardrobe.

EXTERIOR The property is approached via a driveway extending to the side of the property, leading to DETACHED GARAGE. Further off road parking to the front with steps up to front door, raised lawn, side access.

The rear garden has a large patio area and pond with well established flower and shrub borders, lawned with mature trees. SUMMER HOUSE WITH HOT TUB, work shop and shed located to the rear, fenced boundaries.

Tenure: Freehold

Local Authority: Ashford Borough Council

