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ANDREW & CO

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nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.
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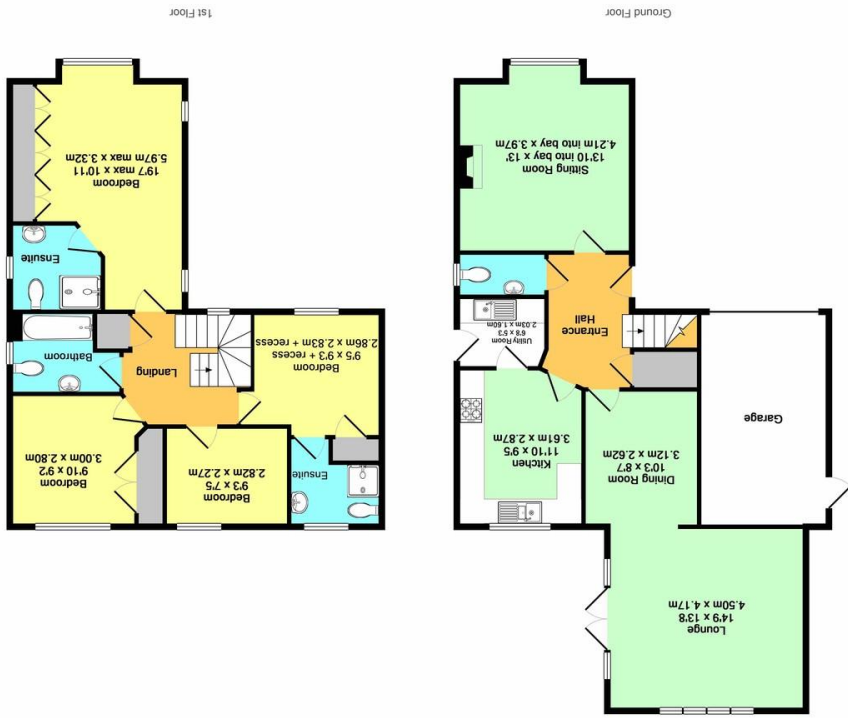
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. ©2018
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23 Haywain Close
Ashford, TN23 3QL
Offers In Excess Of £425,000



This is a particularly attractive detached home that has been sympathetically extended to give an extra reception room at the rear of the property. The quality engineered wood flooring that runs through the majority of the downstairs really enhances the overall feeling of light and space and certainly makes life easier if there are children or pets involved. The 19ft master bedroom has a vaulted ceiling, again enhancing the space in this fine home whilst there are also two ensuites to cater for the growing family. There is a really nice flow to this house making it the perfect family home for any discerning buyer.

ENTRANCE HALL Attractive wood floor, stairs to first floor, under stairs cupboard, radiator, thermostat.
CLOAKROOM WC, wash hand basin with tiled splash back, radiator, double glazed window to side, wood floor.

SITTING ROOM 13' 10" x 13' 0" (4.22m x 3.96m) Double glazed bay window to front and side, feature wood floor, attractive

to loft.

BEDROOM 19' 7" x 10' 11" (5.97m x 3.33m) Double glazed window to front and side, range of fitted wardrobes to one wall, vaulted ceiling, radiator.

ENSUITE Double glazed window to side, enclosed and tiled shower cubicle, WC, wash hand basin, part tiled walls, radiator.

BEDROOM 9' 5" x 9' 3" (2.87m x 2.82m) Double glazed window to front, radiator, fitted wardrobe.

ENSUITE Double glazed window to rear, enclosed and tiled shower cubicle, WC, wash hand basin, part tiled walls, radiator.

BEDROOM 9' 10" x 9' 2" (3m x 2.79m) Double glazed window to rear, radiator, fitted double wardrobe.

BEDROOM 9' 3" x 7' 5" (2.82m x 2.26m) Double glazed window to rear, radiator.

FAMILY BATHROOM Double glazed window to side, suite comprising panelled bath with shower fittings, WC, wash hand basin, part tiled walls, radiator.

OUTSIDE There is a driveway and garage to the front of the property with side access leading to the rear garden. Private patio to the side of the house opening to the garden, mainly lawn with flower and shrub borders, screening to rear, outbuilding currently housing hot tub, fenced boundaries.



fireplace with surround, two radiators, TV point.

DINING ROOM 10' 3" x 8' 7" (3.12m x 2.62m) Feature wood flooring, radiator.

LIVING ROOM 14' 9" x 13' 8" (4.5m x 4.17m) Double doors opening to the rear and the side, radiator, wood floor, vaulted ceiling, TV point.

KITCHEN/BREAKFAST ROOM 11' 10" x 9' 5" (3.61m x 2.87m) Double glazed window to rear, inset sink unit with mixer taps, range of work surfaces with matching wall and base units, integrated oven and hob with extractor over, integrated fridge/freezer and dishwasher, radiator, tiled walls, spotlights.
UTILITY ROOM 6' 8" x 5' 3" (2.03m x 1.6m) Door to side, worktop with inset sink unit, space for washing machine, wall mounted boiler unit, radiator.
LANDING Double glazed window to front, airing cupboard, access



- Extended 4 Bedroom Detached
- 3 Reception Rooms
- Ensuite to Master Bedroom
- Guest Bedroom with Ensuite
- Kitchen with Utility Room

