



Lancaster Way Ashford, Kent. TN23



DESCRIPTION

A fantastic end of terrace modern home in a convenient location within Repton Park North, Ashford. The spacious accommodation has been recently extended and improved. To the ground floor there is a large open plan kitchen/diner/living room ideal for families and entertaining. Leading off the main living area is a second reception room snug, a utility room and a cloakroom. There are 3 bedrooms to the first floor and a family bathroom. The second floor provides a spacious double bedroom with en suite shower room. The rear garden includes a raised decked area, brick barbecue and a sunken fire pit. The garden office provides ideal extra space for working from home or hobbies. This property also benefits from a garage and off road parking.

LOCATION

This attractive property is well situated within the Repton Park area of Ashford, close to amenities including schools, children's play area and Waitrose supermarket. Ashford provides excellent further amenities such as Ashford Station with fast trains to London St Pancras and Ashford Designer Outlet shopping centre.

Guide Price: £425,000

Services: All Mains services connected

Tenure: Freehold

Council Tax: Band D

Flood Risk: Low

Broadband: Standard/Superfast/Ultrafast

EPC: Awaiting energy rating

Mobile Phone Signal: Yes

Fees: Annual management fee

Ref: R1699





Kitchen/Diner/ Lounge Floor and wall mounted kitchen storage units with ample work surface and tiled splashbacks. Stainless steel sink with boiling water mixer tap, filtered water and a drainer. Space for a dishwasher and fridge. Range Master gas cooker and Range Master extractor hood and light. Space for dining table. Under stair storage cupboard. Integral cupboard housing wall mounted gas fired boiler. 3 Radiators. Recessed ceiling spotlights. Double leaf doors to decked area and garden. Wall light points. Fire mist system.

Cloakroom Low level close coupled wc. Pedestal wash hand basin. Radiator. Extractor fan.

Snug Recessed ceiling spotlights. Radiator.

Utility Room Wall mounted storage unit. Work surface. Extractor fan. Space and plumbing for washing machine. Space for fridge freezer. Recessed ceiling spotlights.

First Floor Landing Recessed ceiling spotlights.

Bedroom Radiator.

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Bedroom Access to roof void. Radiator. Recessed ceiling spotlights.

Family Bathroom White suite comprises low level close coupled wc, pedestal wash hand basin, panel bath with shower mixer tap and spray. Extractor fan. Radiator.

Stairs to Second Floor Wall light points.

Bedroom Radiator. Wardrobe cupboard with rail. Built in rail and shelf. Access to roof void.

En Suite Shower Room White suite comprises pedestal wash hand basin, low level close coupled wc, enclosed shower. Radiator. Extractor fan.

Garden The rear garden is enclosed and mostly laid to lawn with decked area and a shingled area with fire pit. Brick barbeque. Outside tap and double power socket. Gated pedestrian access to the side.

Garden Office

A useful space currently used as a home office. Double glazing. Electric panel heater. Ethernet cable to house. Outside light.

Garage & Parking A single garage en bloc with up and over garage door. Driveway to garage providing off road parking.

Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.

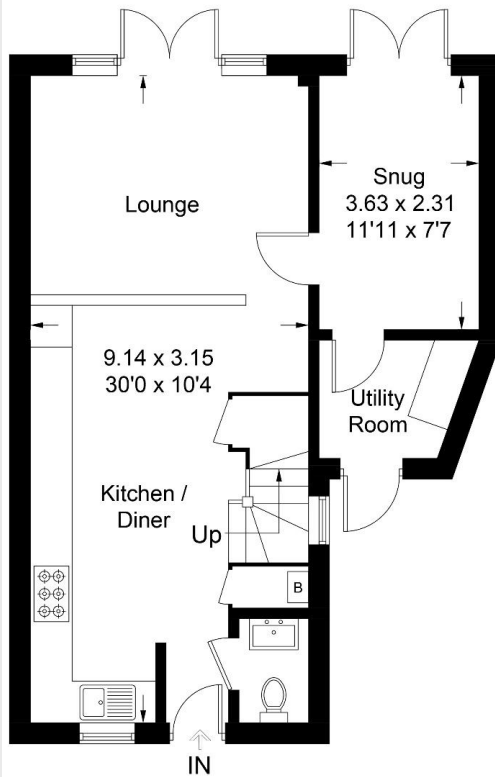




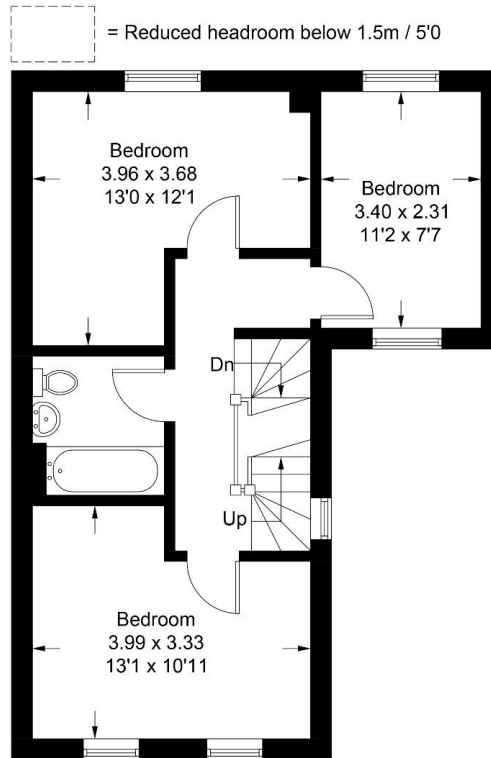




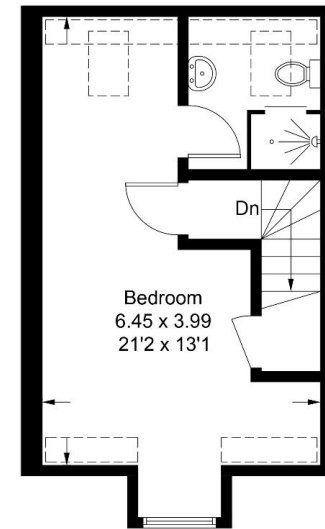
Approximate Gross Internal Area
 Ground Floor = 50.9 sq m / 548 sq ft
 First Floor = 45.5 sq m / 490 sq ft
 Second Floor = 26.7 sq m / 287 sq ft
 Outbuildings = 25.5 sq m / 274 sq ft
 Total = 148.6 sq m / 1599 sq ft



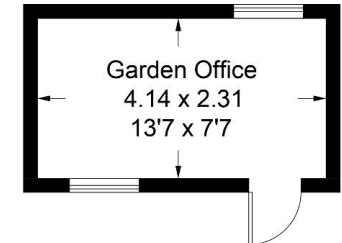
Ground Floor
 50.9 sq m / 548 sq ft



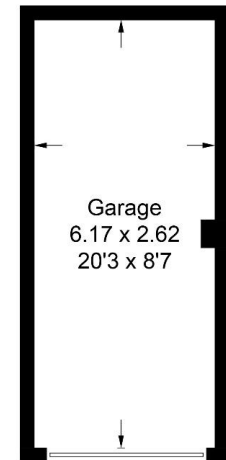
First Floor
 45.5 sq m / 490 sq ft



Second Floor
 26.7 sq m / 287 sq ft



(Not Shown In Actual Location / Orientation)



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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KENT &
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