



17 Grasslands, Ashford, Kent, TN23 5WN

Price £335,000

GOULD  
HARRISON

Attractive three bedroom semi detached house with sunny rear garden, conservatory and superb home office. Situated in a quiet cul de sac within easy reach of the Singleton Centre with its local shops, doctors surgery and primary school. Ashford town centre and mainline station is about one and a half miles distant.



**Double glazed Front Door to:**

**Hallway**

With staircase to first floor.

**Cloakroom**

White low level WC and wash hand basin, half tiled walls and tiled floor.

**Lounge 13'2 x 12'4 (4.01m x 3.76m)**

Under stairs storage cupboard, archway to:

**Dining Room 11'0 x 7'9 (3.35m x 2.36m)**

Double glazed casement doors to:

**Conservatory 10'0 x 8'11 (3.05m x 2.72m)**

**Kitchen 11'0 x 7'8 (3.35m x 2.34m)**

Stainless steel 1 1/2 bowl sink unit, mottled work surfaces with gloss fronted drawers and cupboards under, wall cupboards, five ring gas hob with extractor above, two eye level AEG ovens and AEG microwave, space and plumbing for appliances, UPVC door to garden.

**First Floor:**

**Landing**

Doors to:

**Bedroom One 12'10 x 9'0 (3.91m x 2.74m)**

Window to front, range of fitted bedroom furniture.

**Bedroom Two 11'1 x 8'10 (3.38m x 2.69m)**

Window to rear.

**Bedroom Three 9'5 x 6'5 (2.87m x 1.96m)**

Window to front.

**Luxury Bathroom**

With shaped jacuzzi bath and body jet shower over, glass splash panels, pedestal wash hand basin, shaver point, low level WC, fully tiled walls, chrome towel rail.

**Outside**

Bricked paved driveway and parking space with side access to rear.

**Home Office 11'5 x 9'10 (3.48m x 3.00m)**

Fully insulated, electric light and power, internet and store to side (4'11 x 9'10 / 1.5m x 3.0m), two garden sheds.

The sunny rear garden is nicely enclosed and laid out for ease of maintenance.

**Tenure**

Freehold.

**Services**

All main services are connected.

**Council Tax**

Ashford Borough Council Band: C.

