



1a Hoads Wood Gardens, Ashford, Kent, TN25 4QB

Price £650,000

GOULD
HARRISON

Deceptively spacious individual modern chalet style house in sought after location.

Traditionally constructed in 2004 the well planned accommodation comprises hallway, cloakroom, study, lounge, kitchen/diner, utility room, three double bedrooms, en suite bathroom and family shower room. Integral garage and lovely garden.



Indian Sandstone paving leading to:

Open fronted Porch

Panelled Door to:

Spacious Hallway

Staircase to first floor, doors to:

Cloakroom

With white pedestal wash hand basin and low level WC.

Study 8'8 x 6'5 (2.64m x 1.96m)

Window to front.

Lounge 16'2 x 12'2 (4.93m x 3.71m)

Double aspect.

Kitchen/Diner 26'11 x 12'2 (8.20m x 3.71m)

Double aspect with UPVC double glazed casement doors to garden, resin 1 1/2 bowl sink unit, comprehensive range of worktops with drawers and cupboards under, wall cupboards, ceramic hob with extractor above, double oven, integrated fridge/freezer and dishwasher.

Utility Room 9'0 x 4'9 (2.74m x 1.45m)

Stainless steel sink, worktops with cupboards under, space and plumbing for appliances, wall mounted Worcester gas boiler for central heating and domestic hot water, UPVC double glazed door to side, door to:

Integral Garage 16'8 x 9'0 (5.08m x 2.74m)

With electric light and power.

First Floor:

Galleried Landing

Walk in airing cupboard.

Bedroom One 17'7 x 12'8 narrowing to 9'0 (5.36m x 3.86m narrowing to 2.74m)

Recessed double wardrobe cupboard.

En Suite Bathroom 8'8 x 7'9 (2.64m x 2.36m)

White panelled bath with chrome mixer tap and shower attachment, local wall tiling, pedestal wash hand basin and low level WC, chrome towel rail.

Bedroom Two 16'6 x 8'7 (5.03m x 2.62m)

Window to front.

Bedroom Three 16'6 x 9'9 (5.03m x 2.97m)

Window to rear.

Shower Room 7'9 x 7'0 (2.36m x 2.13m)

White pedestal wash hand basin and large glass fronted shower cubicle, low level WC, chrome towel rail.

Outside

Driveway with parking leading to the Garage.

The main garden is to the side with paved area, lawn and established hedges.

Services

All main services are connected.

Tenure

Freehold.

Council Tax

Ashford Borough Council Band: F.

