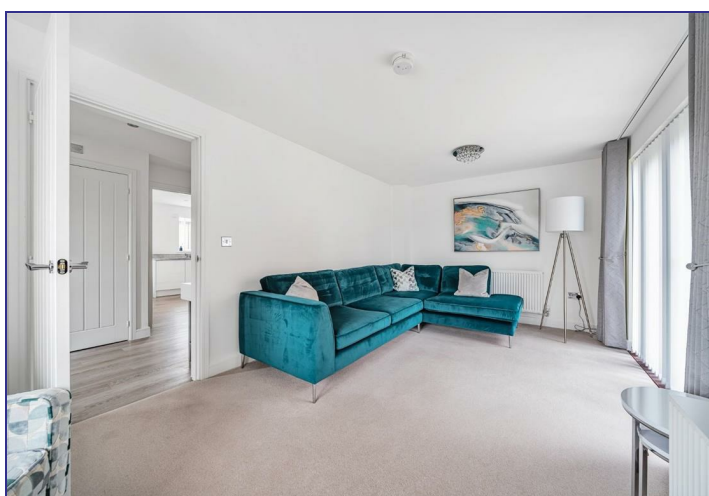


24 Heritage Road, Kingsnorth, Ashford, TN25 7LF

Price £400,000

**GOULD
HARRISON**

Spacious beautifully presented three bedroom detached house in attractive corner position. The accommodation comprises entrance hall, cloakroom, double aspect sitting room and kitchen/dining rooms. On the first floor are three bedrooms, en suite shower room and family bathroom. A car barn and driveway provides ample off road parking with the property also benefitting from gas central heating, Karndean flooring throughout the ground floor, double glazing and partly walled rear garden.



Composite Casement Door

Through to:

Entrance Hall

Stairs to first floor with storage cupboard under, cloak cupboard, door to:

Downstairs Cloakroom 4'9 x 6'1 (1.45m x 1.85m)

Low level WC, pedestal hand basin with chrome mixer tap, downlighters, radiator, half tiled walls.

Sitting Room 10'0 x 17'9 (3.05m x 5.41m)

Double aspect with double glazed french doors opening to rear garden, TV aerial and telephone points, radiator.

Kitchen/Dining Space 10'11 narr to 7'5 x 17'8 (3.33m narr to 2.26m x 5.38m)

Double glazed dual aspect windows, fitted wall and base units with upgraded AEG appliances, eye level electric double oven, four ring gas hob with stainless steel surround, extractor hood and lighting above, cupboard housing gas boiler, stainless steel 1 1/2 bowl sink, integrated washing machine, dishwasher, fridge and freezer.

First Floor:

Landing

Bedroom One 10'1 x 13'3 (3.07m x 4.04m)

Double aspect windows to front and side, door through to:

En Suite Shower Room

Walk in shower housing mains shower, low level WC, pedestal hand basin with mixer tap and localised tiling.

Bedroom Two 9'8 x 8'8 (2.95m x 2.64m)

Double aspect windows to front and side, built in wardrobe cupboard.

Bedroom Three 11'2 x 7'9 (3.40m x 2.36m)

Double glazed window to side.

Family Bathroom

Modern white suite comprising panelled bath with mixer tap, separate shower over, glazed screen and tiled surround, low level WC, wall mounted hand basin, half tiled walls.

Outside

The front garden is mainly laid to lawn to the front and side with shrub borders.

The nicely enclosed partly walled rear garden is mainly laid to lawn with paved patio seating area, personal door to:

Brick Car Barn

With parking and driveway for several cars.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: D.

