



Nitida Buck Street, Challock, Ashford, TN25 4AR

Price £645,000

GOULD  
HARRISON



An attractive 1930s built detached three bedroom house set on delightful plot of 0.4 acres backing onto the beautiful 1500 acre Kingswood Forest with an abundance of footpaths and trails.

The well presented accommodation extends to three bedrooms with an ensuite shower room and family bathroom. On the ground floor a lounge with open fireplace, conservatory and sunroom, kitchen/diner utility room and cloakroom. There is double garage with electric up and over doors and workshop.



**UPVC double glazed Front Door to:**

**Entrance Porch**

Through to:

**Hallway**

With staircase to first floor.

**Lounge 14'10 x 14'4 (4.52m x 4.37m)**

Bay window to front, open metal fireplace with classical pine surround and tiled inset.

**Kitchen/Diner 17'4 x 12'1 (5.28m x 3.68m)**

UPVC double glazed patio doors to rear terrace and garden, window to rear, ceramic tiles to the kitchen area, hob with extractor above and double eye level oven oven, drawers and cupboards, wall cupboards.

**Conservatory 13'8 x 6'9 (4.17m x 2.06m)**

With ceramic tiled floor.

**Sun Room 9'6 x 5'5 (2.90m x 1.65m)**

Overlooking the gardens.

**Utility Room 14'2 x 6'0 (4.32m x 1.83m)**

Door to rear garden and door to:

**Cloakroom**

With white low level WC and wash hand basin.

**First Floor:**

**Landing**

Doors to:

**Bedroom One 14'5 x 12'7 (4.39m x 3.84m)**

Window to front, range of built in wardrobe cupboards.

**En Suite Shower Room**

Window to side, corner shower cubicle with glazed screen, low level WC, bidet, wash hand basin, storage cupboard.

**Bedroom Two 11'3 x 10'11 (3.43m x 3.33m)**

Built in storage cupboard, window to rear.

**Bedroom Three 8'5 x 5'11 (2.57m x 1.80m)**

Window to side.

**Family Bathroom**

White panelled bath and localised tiling, pedestal wash hand basin, low level WC, towel radiator, window to side.

**Outside**

A beautiful pergola and large patio area with raised ornate fishpond, two useful wooden sheds and greenhouse, the property also offers scope for further potential and extensions subject to the appropriate permissions being gained.

Established hedges to the front with in and out driveway and parking, leading to:

**Double Garage 22'0 x 16'2 (6.71m x 4.93m)**

With twin up and over doors.

**Workshop 15'1 x 8'3 (4.60m x 2.51m)**

**Situation**

The property is situated with easy access to Ashford, Canterbury and Faversham and is located within 5.5 miles of Junction 9 of the M20 Ashford and also 7.5 miles of the M2 junction 6.

**Services**

Mains water and electricity. Oil fired central heating, private drainage.

**Council Tax**

Ashford Borough Council Band: F.

**Tenure**

Freehold.

