



2 Lucilla Avenue, Kingsnorth, Ashford, TN23 3PS  
Offers In Excess Of £500,000

**GOULD  
HARRISON**



Attractive spacious four bedroom detached house in good order throughout.

The spacious accommodation comprises entrance hall, cloakroom, lounge, dining room, large conservatory, kitchen/breakfast room, the utility room occupies two thirds of the original garage providing space for bicycles, lawn mowers etc. To the first floor a spacious landing with four bedrooms, en suite shower room to bedroom one and family bathroom.



#### Covered Porch

Front Door leading to:

#### Entrance Hall

Staircase to first floor.

#### Cloakroom

Window to rear, low level WC, wash hand basin.

#### Lounge 17'8 x 11'1 (5.38m x 3.38m)

Bay window to front, attractive feature fireplace, french doors through to:

#### Dining Room 11'1 x 9'3 (3.38m x 2.82m)

Window to side, UPVC side windows and french doors through to:

#### Conservatory 12'11 x 11'1 (3.94m x 3.38m)

With new thermal roof, leading out to the rear garden.

#### Kitchen/Breakfast Room 17'7 x 13'3 max (5.36m x 4.04m max)

Double aspect, stainless steel 1 1/2 bowl sink unit, range of solid wood worktops with central island, drawers, cupboards, wall cupboards, ceramic hob with extractor chimney above and eye level double oven, UPVC double glazed door to garden.

#### Utility Room 12'11 x 7'8 (3.94m x 2.34m)

Worktops to two walls, stainless steel circular sink unit, cupboards and wall cupboards, UPVC door to rear and door to:

#### Garage/Store 8'7 x 6'9 (2.62m x 2.06m)

With garage doors to front.

#### First Floor:

#### Spacious Landing

Feature window to front, airing cupboard and further storage cupboard, doors to:

#### Bedroom One 15'7 x 11'1 (4.75m x 3.38m)

Window to front, door to:

#### En Suite Shower Room

Window to side, raised shower cubicle housing mains shower, low level WC and wash hand basin with cupboard under.

#### Bedroom Two 12'0 x 9'8 (3.66m x 2.95m)

Window to rear.

#### Bedroom Three 10'9 x 9'1 (3.28m x 2.77m)

Window to rear.

#### Bedroom Four 9'8 x 6'7 (2.95m x 2.01m)

Window to front.

#### Family Bathroom

Window to rear, panelled jacuzzi bath with shower over and glazed screen, low level WC, wash basin with cupboard beneath, tiled walls and floor.

#### Outside

Brick paved driveway and parking to the front with side access to the nicely enclosed rear garden being partly walled with large paved terrace, lawn and timber garden shed.

#### Tenure

Freehold.

#### Services

All main services are connected.

#### Council Tax

Ashford Borough Council Band: F.

