



27 Chart Road, Ashford, Kent, TN23 3HT

Price £325,000

GOULD  
HARRISON



A pleasantly appointed semi detached home in easy reach of Ashford town centre, local schools, shops and transport links.

The property comprises an entrance hall, 22ft sitting/dining room, kitchen, three bedrooms and bathroom/WC.

To the rear is a generous garden enjoying a secluded feel with further benefits including gas central heating, double glazing and garage.



#### UPVC Casement Door

Through to:

#### Hallway

Stairs to first floor with storage beneath, double glazed window to side, radiator, telephone point, casement door through to:

#### Sitting Room 22'2 x 11'10 (6.76m x 3.61m)

Radiator, fireplace with brick hearth housing gas fire, double glazed sliding patio doors to rear, coved ceiling, through to:

#### Kitchen 8'5 x 12'9 (2.57m x 3.89m)

Double glazed window to rear, fitted range of wall and base units, composite 1 1/2 bowl sink with chrome mixer tap and drainer unit, space for oven with extractor canopy over, larder style cupboard housing the washing machine.

#### First Floor:

#### Landing

Double glazed window to side, loft access, airing cupboard housing immersion tank, doors to:

#### Bedroom One 11'7 x 11'10 (3.53m x 3.61m)

Double glazed window to rear, radiator, fitted bedroom furniture, built in wardrobes and dressing table.

#### Bedroom Two 8'3 x 11'9 (2.51m x 3.58m)

Fitted bedroom furniture, radiator.

#### Bedroom Three 8'8 x 9'4 (2.64m x 2.84m)

Double glazed window to rear, radiator.

#### Bathroom

Coloured suite comprising panelled bath with mixer tap and shower attachment, bi-folding glazed screen, low level WC, wash basin inset vanity unit with storage beneath, electric shaver point, extractor fan, radiator, double glazed window to front.

#### Rear Garden

A generous, attractive outside space, mainly laid to lawn with mature flowers, shrubs and trees, herbaceous borders, wood built shed, side gated access.

#### Tenure

Freehold.

#### Services

All mains services connected.

#### Council Tax

Ashford Borough Council Tax Band: C.

