



12 Forest Avenue, Orchard Heights, Ashford, TN25 4GB

Guide Price £375,000

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HARRISON**

GUIDE PRICE £375,000 - £395,000

An attractive and very well presented semi detached home in a sought after residential position, close to local schools, amenities and transport links. A much favoured design, the light and airy accommodation comprises an entrance hall, cloakroom, kitchen, generous sitting room, conservatory, three bedrooms, en suite, family bathroom and study area.

The rear garden enjoys a secluded feel with a sunny aspect whilst to the front you will find a generous driveway for off road parking and attached garage.



Entrance Hall

Double glazed window to side, stairs to first floor, door through to:

Kitchen 13'0 x 9'3 (3.96m x 2.82m)

Double glazed window to front. Generous range of fitted wall and base units along with breakfast bar, space for fridge/freezer, Bosch eye level electric oven and grill, four ring gas hob with stainless steel surround, extractor hood and lighting above, plumbing and space for washing machine and dishwasher, tiled floor covering, glazed french doors opening through to:

Sitting Room 18'4 x 12'5 (5.59m x 3.78m)

Double glazed window and french doors opening to

conservatory, coved ceiling, feature fireplace, TV aerial and telephone points.

Downstairs Cloakroom

Low level WC, wall mounted hand basin, radiator, extractor fan.

Conservatory 9'8 x 11'6 (2.95m x 3.51m)

Double glazed with French doors opening to rear garden.

First Floor:

Landing

Loft access (part boarded and with ladder), radiator, doors to:

Bedroom One 12'5 x 9'11 (3.78m x 3.02m)

Double glazed window to rear, radiator, door to:

En Suite Shower Room/WC

Raised shower cubicle housing mains shower, low level WC, wash basin with vanity unit, storage space beneath and chrome mixer tap, localised tiling, electric shaver point, extractor fan, downlighters, chrome heated towel rail.

Bedroom Two 12'9 x 8'6 (3.89m x 2.59m)

Double glazed window to front, radiator.

Study 8'5 x 9'3 (2.57m x 2.82m)

Double glazed window to front and door through to:

Bedroom Three 11'6 x 8'5 (3.51m x 2.57m)

Double glazed window to rear, radiator.

Family Bathroom/WC

White suite comprising panelled bath with mixer tap and shower attachment, separate mains shower over, low level WC, wash basin with chrome mixer tap, chrome heated towel rail, extractor fan, downlighters.

Rear Garden

Mainly laid to lawn with panel enclosed fencing, paved patio seating area, raised established borders, decked seating area, side gated access, door to garage.

Garage & Driveway 18'11 x 8'6 (5.77m x 2.59m)

Driveway providing off road parking for two cars leading to an attached garage with up and over door, power, lighting, wall mounted gas fired boiler, personal door to rear.

External water tap

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: D.

