



29 Sheldwich Close, Ashford, Kent, TN23 5RX

Price £310,000

GOULD  
HARRISON



An immaculately presented home, thoughtfully modernised by the current owners.

The spacious accommodation comprises an entrance hall, sitting room, fitted kitchen/dining room, cloakroom, four bedrooms and bathroom/WC. Pleasantly enclosed gardens to the front and rear along with gas fired central heating and double glazing are further benefits.

Local schools, shops and transport links are all within easy reach making this a popular location for families.



### Entrance Porch

#### Hallway

Stairs to first floor, radiator, doors to:

#### Downstairs Cloakroom

Low level WC, wall mounted wash basin, mainly tiled walls and flooring.

#### Sitting Room 16'10 x 11'8 (5.13m x 3.56m)

Double glazed windows to front, radiator, television aerial point.

#### Kitchen/Breakfast Room 16'10 x 11'8 (5.13m x 3.56m)

Double glazed windows to rear, generous range of fitted wall and base units, stainless steel sink with mixer tap, eye level electric oven, induction hob, plumbing and space for washing machine and dishwasher, downlighters.

#### First Floor:

#### Landing

Doors to:

#### Bedroom One 12'10 x 9'11 (3.91m x 3.02m)

Double glazed window to rear, radiator, built in cupboard housing gas fired boiler.

#### Bedroom Two 13'7 x 8'10 (4.14m x 2.69m)

Double glazed window to front, radiator.

#### Bedroom Three 10'9 x 6'10 (3.28m x 2.08m)

Double glazed window to front, built in cupboard.

#### Bedroom Four 8'1 x 7'0 (2.46m x 2.13m)

Double glazed window to front, built in cupboard.

#### Bathroom

Double glazed window to rear.

Impressive suite comprising a panelled bath with mixer tap and shower attachment, low level WC, wash basin with storage beneath, mainly tiled wall finish.

#### Garden

Laid for ease of maintenance with raised decked and paved patio seating areas, panelled enclosed fencing, wood built shed, outside lighting.

#### Tenure

Freehold.

#### Services

All main services are connected.

#### Council Tax

Ashford Borough Council Band: B

