



35 Woodbrook, Charing, Ashford, TN27 0DN
Guide Price £400,000

GOULD
HARRISON

GUIDE PRICE £400,000 to £425,000

A lovely semi - detached home in a peaceful cul de sac setting, close to local village amenities including post office, primary school and convenient shops.

The property comprises an entrance hall, sitting room, dining room, modern fitted kitchen, three bedrooms and four piece bathroom suite.

The rear garden is notably large yet enjoys a secluded, private feel with the property also benefitting from gas central heating, double glazing 19ft garage/workshop and driveway for several cars.



Covered Entrance Porch

Double glazed sliding patio doors with wooden casement door through to:

Wooden Casement Door

Through to:

Hallway

Stairs to first floor, under stairs storage cupboard, laminate flooring, coved ceiling, doors to:

Sitting Room 13'9 x 13'4 (4.19m x 4.06m)

Double glazed window to front, TV aerial point, coved ceiling, fireplace housing electric fire, Oak bi-folding doors opening to:

Dining Room 10'7 x 10'5 (3.23m x 3.18m)

Double glazed french doors opening to the rear garden, wooden flooring, coved ceiling.

Kitchen 10'5 x 9'5 (3.18m x 2.87m)

Double glazed window to rear, fitted wall and base units, composite one and a half bowl sink with drainer unit, double glazed casement door opening to the side, radiator, five ring gas hob with stainless steel surround, extractor hood and lighting above, low level electric oven, plumbing and space for white goods, localised tiling, coved ceiling.

First Floor:

Landing

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

Bedroom One 12'3 x 11'4 (3.73m x 3.45m)

Double glazed window to front, radiator, built in cupboard.

Bedroom Two 11'11 x 9'4 (3.63m x 2.84m)

Double glazed window to rear, radiator, built in cupboard.

Bedroom Three 8'0 x 8'11 (2.44m x 2.72m)

Double glazed window to front, radiator, built in cupboard going back over the stairs.

Bathroom/WC

Modern four piece modern bathroom suite comprising panelled bath with mixer tap, separate walk in shower with mains shower, glazed screen and tiled surround, low level WC, pedestal hand basin, mainly tiled wall finish, chrome heated towel rail, frosted double glazed window to rear, downlighters.

Rear Garden

Enjoying a very secluded feel, mainly laid to lawn with composite raised decked seating area, panel enclosed fencing, mature flower and shrub borders, personal door to garage.

Garage 19'11 x 8'4 (6.07m x 2.54m)

With block paved driveway for several cars, leading to a long garage/workshop.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: D.

