



87 Lower Queens Road, Ashford, Kent, TN24 8HD

Offers In The Region Of £525,000

**GOULD
HARRISON**

Spacious 1930's detached four bedroom house in established residential road, close to town centre. Garage and parking, good size rear garden.
Easy walking distance to town centre and mainline station.
The accommodation comprises entrance hall, sitting room, dining room, family room, kitchen, downstairs cloakroom, four bedrooms, bathroom and separate WC, garage and driveway.
No Chain.



UPVC double glazed Front Door to:

Entrance Porch

With oak front door to:

Hallway

Staircase to first floor, doors to:

Sitting Room 17'1 x 12'1 (5.21m x 3.68m)

With original open metal fireplace with decorative tiled inserts.

Dining Room 13'5 x 12'3 (4.09m x 3.73m)

Plus bay window to front, wood block flooring.

Family Room 15'7 x 11'5 (4.75m x 3.48m)

Triple aspect with double glazed casement doors to side and rear.

Kitchen 20'5 x 9'7 (6.22m x 2.92m)

Range of mottled worktops, oak fronted drawers and cupboards under, wall cupboards, four ring gas hob with extractor chimney above, low level oven, stainless steel sink unit, space and plumbing for appliances.

Rear Lobby

Under stairs storage cupboard and UPVC door to side.

Cloakroom

Low level WC and wash hand basin.

First Floor:

Landing

Airing cupboard, doors to:

Bedroom One 17'0 x 11'10 (5.18m x 3.61m)

Recessed wardrobe cupboard, door to recessed cupboard housing shower cubicle, pedestal wash hand basin, door to eaves storage space.

Bedroom Two 13'1 x 9'9 (3.99m x 2.97m)

Window to rear, wash hand basin.

Bedroom Three 11'1 x 10'7 max (3.38m x 3.23m max)

Window to front.

Bedroom Four 9'3 x 8'1 (2.82m x 2.46m)

Window to front.

Bathroom

White panelled bath with mains shower over, wash hand basin, gas boiler, window to rear.

Separate WC

With low level suite and window to side.

Outside

The front garden has a brick paved path with flower and shrub areas, side access to the good sized rear garden which is laid to lawn with shrubs and borders, timber garden shed and greenhouse.

Garage & Driveway

To the side of the property with up and over door.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: E.

