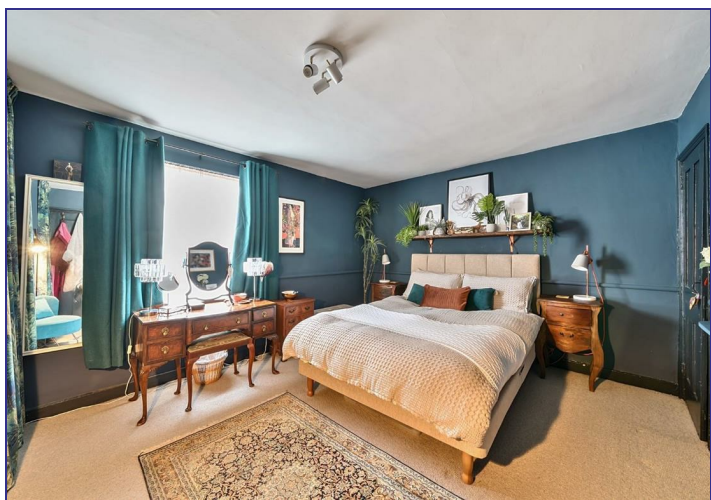


40 Queen Street, Ashford, Kent, TN23 1RG
Price £380,000

GOULD
HARRISON

A stunning and deceptively spacious house arranged over four floors in the Ashford town centre, just a short walk from many local shops, amenities and transport links. This beautifully presented home has been thoughtfully and impressively extended by the current owner and finished to the highest of standards. The accommodation includes a contemporary fitted kitchen/dining room with vaulted ceiling, breakfast area with wood burning stove, sitting room, cloakroom, basement/study, three double bedrooms and luxury family bathroom. The rear courtyard enjoys a secluded feel with the property also offering off road parking and gas central heating with solar panels installed helping to reduce bills.



Entrance Hall

Wooden casement doors, stairs to first floor doors to:

Basement

Ideal as a space to work from home or games room.

Cloakroom

Low level WC, stone basin with brass mixer tap.

Sitting Room 11'3 x 11'3 (3.43m x 3.43m)

Double glazed window to front, radiator. feature fireplace with ornate surround.

Snug 11'3 x 9'11 (3.43m x 3.02m)

An exposed red brick fireplace provides a focal point for the room and houses a cosy wood burning stove, stairs down to basement, coved ceiling and open through to:

Kitchen/Dining Room 20'9 x 12'5 (6.32m x 3.78m)

A stunning extension with vaulted ceilings provides the perfect space to entertain. Contemporary fitted kitchen with Quartz worktops, integrated dual ovens, four ring gas hob with stainless steel surround and extractor, fridge/freezer, washing machine, dishwasher, wine cooler, stainless steel sink with mixer tap, breakfast bar. Double glazed bi folding doors opening to rear.

First Floor

Stairs to second floors, doors to:

Bedroom Two 14'6 x 11'6 (4.42m x 3.51m)

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

Bedroom Three 9'11 x 6'7 (3.02m x 2.01m)

Double glazed window to rear, radiator.

Bathroom/WC

Large tiled enclosed bath with mixer tap and mains shower over, low level WC, wash basin with mixer tap, localised tiling, window to rear.

Second Floor:

Bedroom One 12'11 x 12'11 (3.94m x 3.94m)

Window to rear, stripped wooden floorboards, radiator, under eaves storage.

Courtyard

Pleasantly enclosed space with a secluded feel, easy to maintain, panelled enclosed fencing, rear gated access.

Driveway

To the rear of the property providing off road parking. Residents permits are also available to purchase for convenient on street parking.

Tenure

Freehold.

Services

All mains services connected.

Council Tax

Ashford Borough Council Tax Band: C.

