



56 Washford Farm Road, Ashford, Kent, TN23 5YB

Price £335,000

GOULD
HARRISON

Tastefully modernised by the current owner, this delightful semi detached house makes for the perfect family home. The extended accommodation comprises an entrance hall, cloakroom, kitchen/breakfast room, 20ft sitting/dining room, three bedrooms and shower room/WC.

The rear garden enjoys a southerly aspect with the property also benefitting from gas central heating, double glazing, garage & driveway. Local schools are easily accessible as well as lovely countryside walks and the Singleton Centre.



Entrance Hall

Stairs to first floor, doors to:

Downstairs Cloakroom

Low level WC, wash basin, double glazed window to side, radiator.

Kitchen/Breakfast Room 13'8 x 10'2 (4.17m x 3.10m)

Double glazed window to front. Range of fitted wall and base units with high gloss finish to cupboards and drawers, induction hob with extractor hood and lighting above, dual electric ovens, composite sink with mixer tap

and drainer unit, integrated dishwasher, localised tiling, plumbing and space for washing machine, cupboard housing gas fired boiler.

Sitting/Dining Room 20'1 x 15'4 (6.12m x 4.67m)

Generous space with double glazed French doors opening on to the rear garden, television aerial point.

Rear Lobby 5'6 x 7'1 (1.68m x 2.16m)

Door to rear garden.

First Floor:

Landing

Double glazed window to side, doors to:

Bedroom One 12'1 x 9'10 (3.68m x 3.00m)

Double glazed window to front, radiator.

Bedroom Two 10'1 x 9'0 (3.07m x 2.74m)

Double glazed window to rear, radiator.

Bedroom Three 7'2 x 6'11 (2.18m x 2.11m)

Double glazed window to rear, radiator.

Shower Room/WC

Raised shower cubicle with sliding glazed screen housing a mains shower with tiled surround, low level WC, wash basin with mixer tap.

Rear Garden

Well maintained outside space which is mainly laid to lawn with a paved patio seating area, panelled enclosed fencing, outside cold water tap and lighting.

Driveway & Garage

Driveway providing off road parking for three cars, leading to detached single garage with up and over door, personal door to rear.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: C.

