



9 Forgefield, Bethersden, Ashford, TN26 3BL

Price £485,000

**GOULD
HARRISON**

A delightful detached home in a most pleasant cul de sac position in the heart of Bethersden village.

The property comprises an entrance hall, kitchen, utility, ground floor shower room, sitting/dining room, study/occasional bedroom, two double bedrooms and shower room.

To the rear is a beautifully maintained and well stocked garden, whilst the property also benefits from a generous driveway, garage, gas central heating & double glazing.

Bethersden village enjoys a convenient village store and post office, primary school, doctors along with many active community groups.



Entrance Hall

Double glazed panelled door and window to front, radiator, understairs storage cupboard, stairs to first floor, doors to:

Shower Room 7'0 x 2'9 (2.13m x 0.84m)

Step in shower cubicle, wash hand basin with storage under, low level WC.

Study 9'5 x 8'5 (2.87m x 2.57m)

Double glazed window to front, radiator.

Sitting/Dining room 20'5 x 18'2 at max (6.22m x 5.54m at max)

Double aspect double glazed windows to front and rear,

double glazed French door opening onto rear garden, open fire in tiled surround, two radiators.

Kitchen 11'0 x 10'8 (3.35m x 3.25m)

Double glazed window to rear, one and a half bowl sink unit with mixer tap, range of matching wall and base units, eye level oven and grill, electric hob with extractor hood over, integral dishwasher, wall mounted boiler, radiator, door to:

Utility Room 7'10 x 5'5 (2.39m x 1.65m)

Double glazed window to rear, door to side, built in storage cupboard, space and plumbing for washing machine.

First Floor:

Landing

Double glazed window to front, airing cupboard housing hot water cylinder, doors to:

Bedroom 14'3 x 11'6 (4.34m x 3.51m)

Double glazed windows to front and side, built in cupboard, eaves storage, radiator.

Bedroom 12'6 x 10'9 (3.81m x 3.28m)

Double glazed window to side, built in wardrobe, eaves storage, radiator.

Shower Room 9'11 x 5'6 (3.02m x 1.68m)

Double glazed frosted window to rear, walk in shower cubicle with electric wall mounted shower, wash hand basin set in vanity unit, low level WC, stainless steel heated towel rail, extractor fan.

Front Garden

Mainly laid to lawn with flower and shrub borders, side gated access.

Driveway providing off road parking, leading to:

Garage

Electric up and over door to front, personal door to side.

Rear Garden

Well maintained rear garden with a block paved patio, pathway to patio seating area, mainly lawn with established shrub and flower borders, shed and summerhouse.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: E.

