



23 Essella Road, Ashford, Kent, TN24 8AJ

Price £350,000

GOULD
HARRISON

A spacious extended semi-detached house offering generous living accommodation, available for sale with no onward chain.

This lovely home comprises an entrance hall, sitting room, dining room, 15ft x 13ft kitchen/breakfast room, ground floor cloakroom, three bedrooms and four piece bathroom suite. To the rear is a generous and most attractive garden which enjoys a southerly aspect and leads on to a detached garage and parking.

Local schools, shops and transport links are readily accessible with Ashford town centre and mainline station around one mile distant.



Composite Casement Door

Through to:

Entrance Hall

Solid wooden flooring throughout, stairs to first floor, double glazed feature window to front, cupboard going underneath the stairs housing, radiator, glazed casement door to:

Dining Room 15'7 x 11'11 (4.75m x 3.63m)

Feature fireplace housing wood burning stove with open mantle above, picture rail, coved ceiling.

Sitting Room 11'9 into bay x 10'1 (3.58m into bay x 3.07m)

Double glazed bay window to front, feature open fireplace with Victorian cast iron surround, double glazed bay window to front, coved ceiling.

Kitchen/Breakfast Room 15'6 x 13'9 (4.72m x 4.19m)

Double glazed french doors and windows opening to the rear. Generous range of fitted wall and base units, high gloss finish to the cupboards and drawers, breakfast bar, composite sink, four ring gas hob with extractor hood and lighting above, tiled flooring, radiator, coved ceiling, double eye level electric oven and grill, integrated dishwasher, washing machine and fridge/freezer, deep set pan drawers, casement doors opening to:

Downstairs Cloakroom

Low level WC, wall mounted hand basin with localised tiling, radiator, continuation of the tiled flooring, extractor.

First Floor:

Landing

Loft access, doors to:

Bedroom One 12'11 x 9'5 (3.94m x 2.87m)

Measurement is including the fitted wardrobes with sliding doors, double glazed window to front, coved ceiling, radiator, cupboard going back over the stairs housing the gas fired boiler.

Bedroom Two 13'8 x 6'10 (4.17m x 2.08m)

Double glazed window to rear, radiator.

Bedroom Three 8'8 x 7'7 (2.64m x 2.31m)

Double glazed window to rear, radiator, coved ceiling.

Bathroom

White suite comprising panelled bath, pedestal hand basin with chrome mixer tap, raised shower cubicle with bi folding glazed screen, tiled surround, mains shower, extractor fan, Velux window, heated towel rail, low level WC, downlighters.

Rear Garden

A fabulous outside space enjoying a sunny aspect, well stocked with wide variety of flowers and shrubs, raised decked seating area, outside lighting and cold water tap, rear gated access, personal door to:

Brick Garage & Driveway

Pitched roof with additional parking space.

Tenure

Freehold

Services

all mains services connected.

Council Tax

Ashford Borough Council Tax Band: C.

