



Beaver Road,
Ashford,
TN23 7SG

£425,000

4 2 3 D

A fine example of a detached family home. Boasting 4 spacious bedrooms, a fabulous garden as well as being located within walking distance to both the town centre & Ashford International Railway station, we recommend viewing this deceptively spacious property to appreciate what is on offer.

Perfectly located, Beaver Road is roughly a 10 minutes walk from Ashford International Station and 5 minutes to McArthur Glen Designer Outlet, this property is ideal for those daily commuters. You can reach the M20 within a matter of minutes and local amenities.



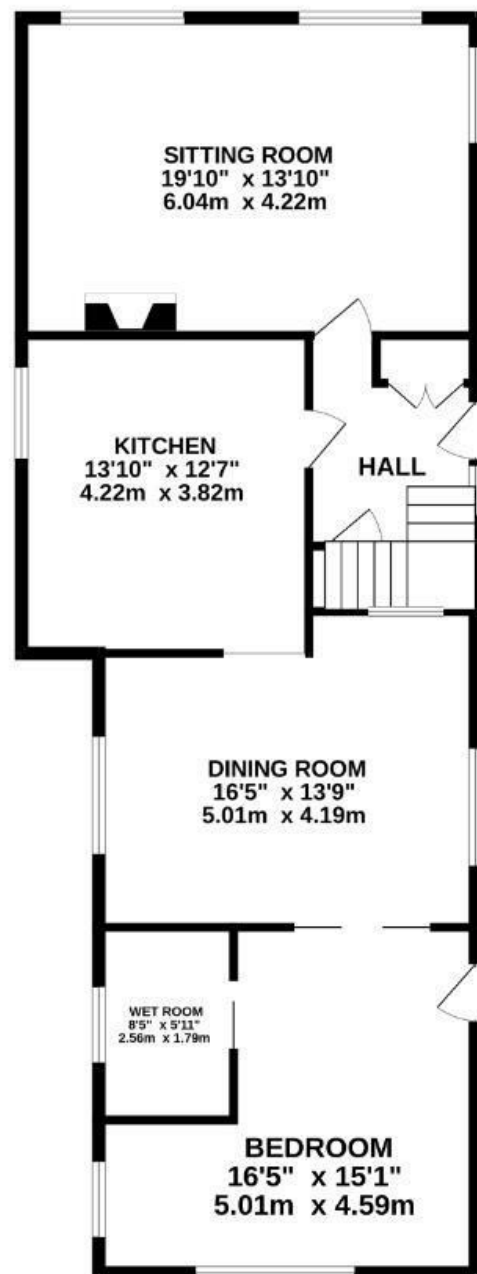
Sat behind it's private drive, providing space for 3/4 cars, is a well presented property longing for it's next owner.

In brief, the homes accommodation is laid out over 2 generous floors, with a generous family reception room to the front of the home and a equally well proportioned kitchen/diner located in the heart of the home. If entertaining is your thing, this space will suite your lifestyle! With a breakfast bar and opening from kitchen to lounge space - The kitchen offers an array of wall & base units, as well as plenty of space for free standing appliances too. It's a home where gatherings have been aplenty, the space is here to use as you wish, but lends itself way to deal with hosting's friends & family year round. The bonus here, is that the home has previously undergone a rear extension, now offering convenient ground floor living accommodation. Here, you'll find a ground floor bedroom as well as a wet-room & W/C too, that compliment this home wonderfully. This space has endless possibilities, and could act as a further reception space or even a games room for the children, you decide!

The stairs rise from the entrance hall, where you will discover 3 good size bedrooms & a generous family bath-suite that has been updated in recent years. There are 2 well proportioned further bedrooms, ensuring there is space for a growing family. The family shower room is well equipped with walk in shower & vanity unit & W/C. Both the guest and 3rd bedroom are generously proportioned with the guest bedroom boasting fitted storage, as well as bed 3 offering plenty of floor space for free-standing furniture. The accommodation is rounded off well with a handy storage cupboard.

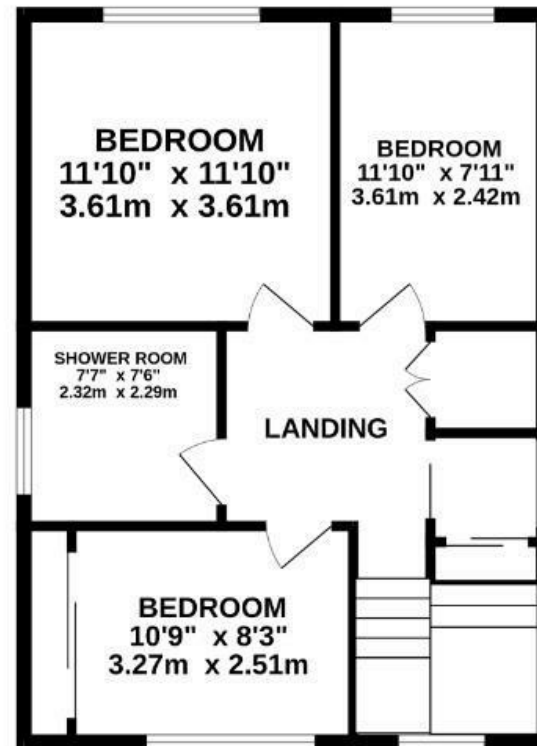
Externally, now only does the home offering ample parking to the front, but also boasts side access leading to a detached garage too! Here, you'll find a well maintained garden which has been cared for meticulously over the years, with a substantial area of which is laid to lawn as well as a patio space, perfect for alfresco dinning!

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



- A well presented, 4 Bedroom Detached family home
- Offering flexible accommodation with ground floor bedroom
- Driveway providing parking to front of home (3-4 space)
- Generous entertaining 'hub' in the heart of the home
- Ground floor bedroom offering walk in shower-room & W/C
- Spacious family lounge to front of home with kitchen/diner
- Charming rear garden with pretty planting throughout
- Ideal, Central setting close to Ashford Town Centre
- EPC Rating: D (68)- Council Tax Band: C
- Early viewings recommended to appreciate all that is on offer

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	77

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.