



- SEMI DETACHED BUNGALOW
- STUNNING OPEN PLAN KITCHEN/LIVING/DINING AREA
- FOUR BEDROOMS
- OFF STREET PARKING
- DETACHED GARAGE
- OUTBUILDING
- TWO BATHROOMS
- OPEN PLAN KITCHEN/ DINING ROOM
- EPC RATING BAND D

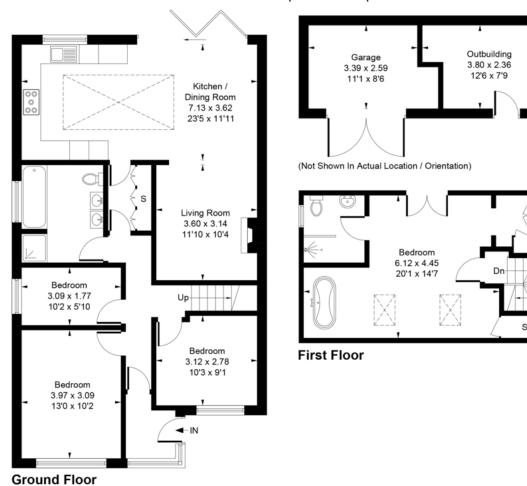
## **Council Tax**

Spelthome Borough Council, Tax Band D being £2,412.78 for 2025/26

Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Agent note. Under Corsumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpes or funishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.

## Approximate Gross Internal Area = 125.50 sq m / 1351 sq ft Garage & Outbuilding = 19.78 sq m / 213 sq ft Total = 145.28 sq m / 1564 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

Situated on the ever-popular
Kingston Road, this well-presented
four-bedroom semi-detached
bungalow offers generous and
flexible living across two floors,
combining modern style with practical
family living.

The ground floor features a welcoming hallway leading to three good sized bedrooms and a modern family bathroom with a separate shower. To the rear, an impressive open-plan kitchen, living/ dining area acts as the heart of the home, with direct access to the generous sized garden.

Upstairs, the entire first floor is dedicated to a spacious master bedroom with a en-suite and a separate roll top contemporary bath, ample built-in storage, and plenty of natural light.

Outside, the property benefits from a private rear garden, a detached garage and a separate outbuilding-perfect for use as a home office, studio, or gym.

The property also benefits from off street parking. Located within walking distance of Ashford town centre and station and close to local amenities, this is an ideal home for growing families, downsizers, or anyone seeking versatile, well-connected living in a desirable area.

