



Marlow Westwell Lane  
Westwell, Ashford  
TN26 1JA

Offers in the Region of £500,000

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Ashford  
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## Description

Highly sought after 1930s detached, located at the end of a cul de sac in this semi-rural location adjacent to open fields with far reaching views. The extended accommodation is very adaptable, arranged on 2 floors extending to 1400 sq ft. Set in a well established 1/5 of an acre plot, with a host of useful and substantial outbuildings. Some improvement is required, however there is great scope and potential. Convenient location on the western outskirts of Ashford in the highly desirable Westwell area.

## Location

Ashford itself offers an excellent selection of shops with the renowned award winning McArthurGlen designer outlet, together with an international railway station with fast services to Ebsfleet, Stratford and St Pancras. The M20, A20, M2, M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

E

## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



GROUND FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.

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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## ON THE GROUND FLOOR

### **ENTRANCE HALL** 16' 0" x 6' 0" (4.87m x 1.83m)

Half glazed entrance door, outside light, wood laminate flooring, low level meters cupboard, panelling to dado height, built-in cloaks cupboard, picture rail, staircase to first floor, understairs cupboard, radiator.

### **CLOAKROOM**

Corner wash hand basin, low level WC, tiled splashback, mosaic border, laminate flooring, window to side.

### **LOUNGE** 20' 6" x 11' 10" (6.24m x 3.60m)

Continuous laminate flooring, bay window to front with window seating and cupboard beneath, ornamental fireplace with fireside windows, under floor heating. Wide access to:

### **DINING ROOM** 16' 8" x 11' 9" (5.08m x 3.58m)

Continuous laminate flooring, underfloor heating, built-in cupboard with heating manifolds, further low level storage, double casement doors to garden, southern aspect, wide access to:

### **KITCHEN** 12' 0" x 10' 0" (3.65m x 3.05m)

Continuous laminate flooring fitted with units having white high gloss door and drawer fronts, granite effect working surfaces, two windows over looking rear garden, deep glazed sink, four burner electric hob, eye level oven and grill, glazed display cabinet, American style fridge freezer, double casement doors to garden, southern aspect.

## **UTILITY ROOM** 15' 8" x 7' 5" (4.77m x 2.26m)

Continuous laminate flooring, deep glazed sink, mixer tap and hand shower, working surface, double aspect windows, half glazed door to garden, plumbing for washing machine.

## ON THE FIRST FLOOR

### **LANDING** 8' 6" x 6' 7" (2.59m x 2.01m)

Window to side, access to roof space.

### **BEDROOM 1** 12' 0" x 12' 0" (3.65m x 3.65m)

Continuous laminate flooring, range of built-in wardrobes, bay window to front, views over fields, double radiator. Door to:

### **SPACIOUS EN-SUITE** 13' 6" x 5' 6" (4.11m x 1.68m)

Twin shower cubicle, white suite, low level WC, bidet, wash hand basin, chromium plated heated towel rail, two walls fully tiled with decorative border, Velux window, extractor fan, 3 double doors for eaves storage, continuous laminate flooring.

### **BEDROOM 2** 11' 6" x 11' 0" (3.50m x 3.35m)

Laminate flooring, double radiator, window overlooking rear garden, southern aspect, door to:

### **DRESSING ROOM** 8' 5" x 8' 0" (2.56m x 2.44m)

Built-in storage cupboard, Velux window, laminate flooring.

### **BEDROOM 3** 8' 3" x 6' 7" (2.51m x 2.01m)

Window overlooking rear garden, southern aspect, radiator.

## SHOWER ROOM

White suite, chromium plated fittings, deep glazed sink with cupboard underneath, shower cubicle, WC, double radiator, vinyl flooring, double aspect windows, tiled splashbacks with mosaic relief.

## OUTSIDE

The property stands amidst a most attractive plot extending to a 5th of an acre with lovely views to the front over adjacent fields and a southern aspect to the rear. Concrete driveway providing parking for several vehicles, brick boundary wall, trees and shrubs in need of cultivation. To the rear there is a useful covered area, a concrete sectional garage currently used as a store room, timber garden shed, extensive covered area with outside entertaining. At the end of the garden is a substantial block and tile store room with electric light and power measuring 25" by 10".

## Directions

From Maidstone leave via the Ashford Road A20 heading in an easterly direction, passing through the Villages of Harrietsham and, Charring, upon reaching the outskirts of Ashford turn left at The Hare & Hounds into Sandyhurst Lane and then Westwell Lane will be found a short distance along on the left hand side, the property will be found at the end of the right as indicated by our signboard.



SALES OFFICES  
01622 671200



sales@ferrisandco.net  
www.ferrisandco.net



Penenden Heath Parade,  
Penenden Heath, Maidstone, Kent ME14 2HN

