



29 St. Katherines Crescent, Sellindge - TN25 6FU

Guide Price **£350,000**

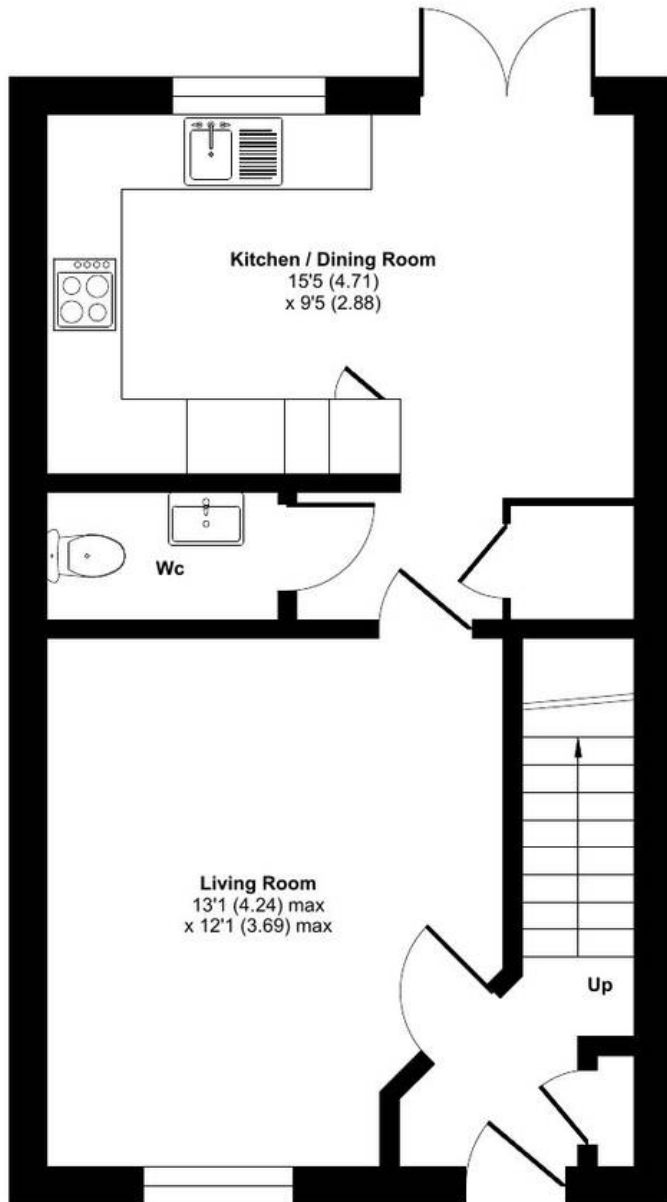
Katherines Crescent, Sellindge, Ashford, TN25

Approximate Area = 856 sq ft / 79.5 sq m

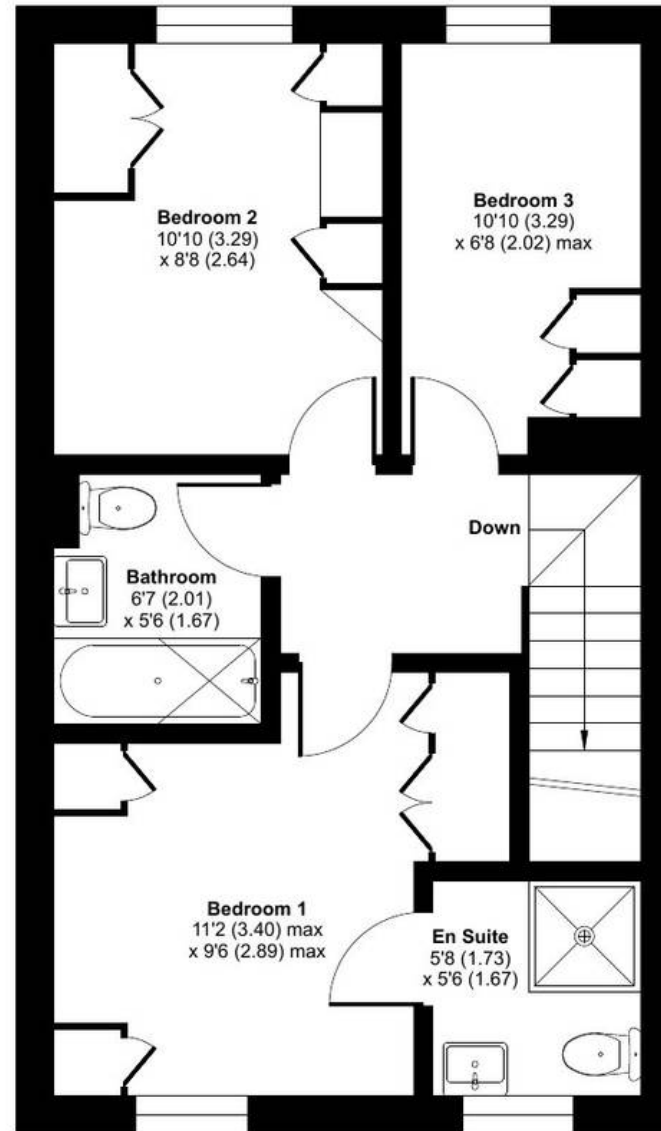
Outbuilding = 117 sq ft / 10.8 sq m

Total = 973 sq ft / 90.3 sq m

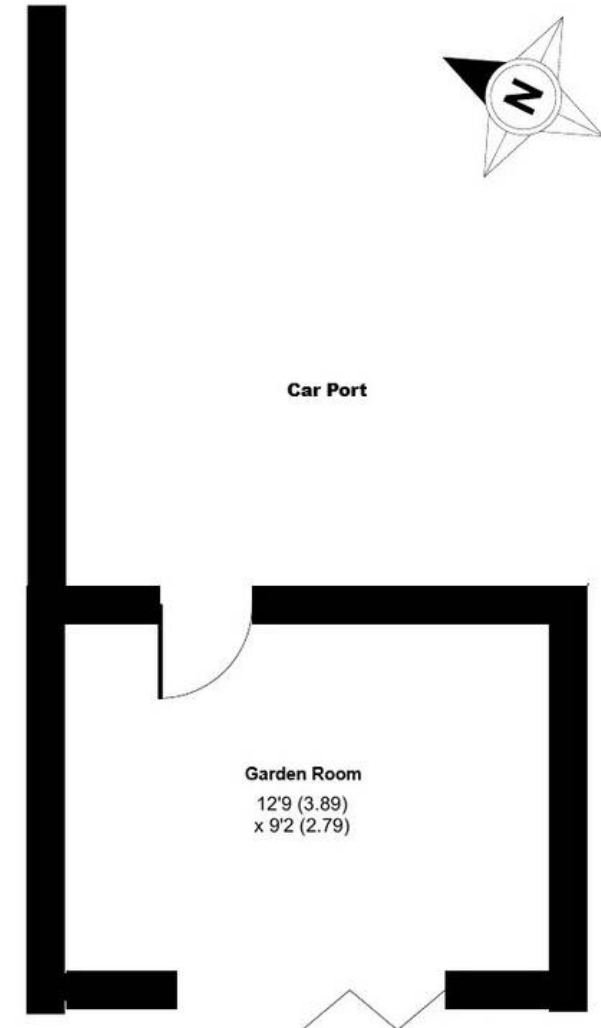
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



NOT SHOWN IN ACTUAL LOCATION





29 St. Katherines Crescent

Sellindge, Ashford

A wonderful opportunity to acquire this beautifully presented three bedroom modern home, ideally positioned within a sought after development offering excellent transport links and local amenities. The welcoming entrance hall leads to a stylish living room featuring a contemporary wall mounted electric fireplace, while the ground floor also benefits from a cloakroom/WC and a sleek, well appointed kitchen/dining room fitted with integrated appliances and door opening directly onto the garden. Upstairs, the property offers three bedrooms, all enhanced by bespoke, high quality fitted wardrobes and storage, together with a family bathroom/WC and an en-suite shower room/WC serving the main bedroom. Outside, the private and tranquil rear garden has been thoughtfully designed and is perfect for hosting family and friends throughout the year. Landscaped with a sun terrace, artificial lawn and an impressive recently constructed garden room with double glazed bi fold doors and rear door providing access to the barn-style garage complete with an EV charger and parking for one vehicle. In addition, the property benefits from further off road parking for up to three vehicles, making it an ideal home for modern family living.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









Laing Bennett

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