



Drake Road
Ashford



Introducing

GUIDE PRICE £400,000 - £425,000

This very well presented link-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,044 square feet, boasting four spacious bedrooms, making it an ideal family home.

The generous sitting room and office provide ample space for both work and relaxation whilst the well-appointed kitchen/breakfast room is perfect for casual dining with a separate dining room for more formal gathering.

The property features a modern bathroom whilst the the delightfully enclosed rear garden enjoys a sunny aspect for outdoor activities and relaxation. A driveway provides off road parking leading to the partly converted garage which is currently used for storage.

Situated close to local schools and shops, this home is perfectly positioned for families seeking convenience and community. With its thoughtful layout and attractive features, this extended link detached house is a wonderful opportunity for those looking to settle in a vibrant area. Don't miss the chance to make this delightful property your new home.



At a Glance

Drake Road

Ashford, TN24

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Guide Price £400,000

- EXTENDED LINK DETACHED HOME
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SITTING & DINING ROOMS
- OFFICE
- UTILITY & GROUND FLOOR CLOAKROOM
- MODERN BATHROOM SUITE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SHORT WALK TO LOCAL SCHOOLS AND AMENITIES
- SUNNY ASPECT REAR GARDEN



In Detail



Entrance Hall

Door to front, tiled floor, doors to:

Cloakroom

Double glazed frosted window to front, low level w/c, wall mounted wash hand basin with tiled splash back, wall mounted electric heater, tiled floor.

Sitting Room

Double glazed window to front, stairs to first floor with storage under, wood floor, radiator, doors opening to.

Kitchen/Breakfast Room

Modern kitchen with a range of matching wall and base units, inset stainless steel one and a half sink bowl with drainer and mixer tap, electric hob with stainless steel extractor hood, electric oven, under counter fridge and freezer, tiled floor, radiator, opening to:

Dining Room

Double glazed window to rear, double glazed French doors opening onto the rear garden, wood floor, radiator, down lighting, door to:

Office

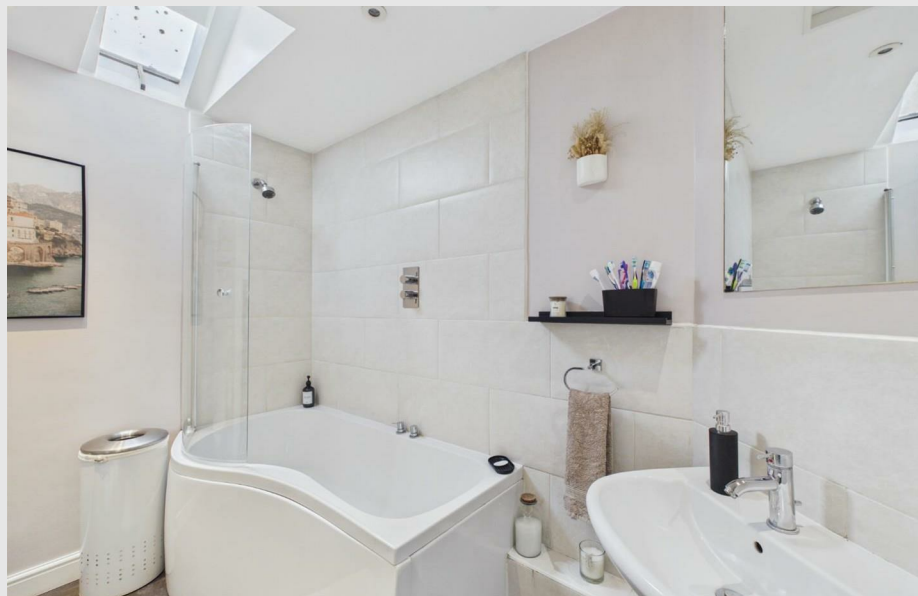
Double glazed window to rear, wood floor, electric wall mounted heater, door to garage.

First Floor Landing

Airing cupboard, doors to:

Bedroom One

Double glazed window to front, built in cupboard, radiator.



Bedroom Two

Double glazed window to rear, built in cupboard radiator.

Bedroom Three

Double glazed window to rear, built in cupboard, wood floor, radiator.

Bedroom Four

Double glazed window, radiator.

Impressive Bathroom/WC

Velux window, modern white suite with panelled shower bath with shower over, low level w/c, pedestal wash hand basin with mixer tap, heated towel rail. extractor fan, tiled floor, down lighting.

Rear Garden

Enclosed rear garden with decked seating area, steps leading to lawn area, further patio seated area, trees and shrubs.

Garage & Driveway

Up and over electric door to front, space and plumbing for washing machine

Driveway

Providing off road parking.

Tenure

Freehold.

Services

All mains services connected.

Council Tax

Ashford Borough Council Tax Band: C



Floorplan



**GOULD
HARRISON**

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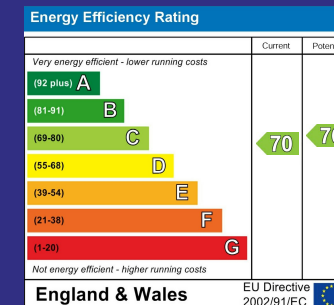
Key Information

Guide Price £400,000 Freehold

Local Authority | Ashford Borough Council

Council Tax Band | C

Energy Efficiency Band | C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.