

~ SJM ~
Steven J Moore

EST 1992

ESTATE AGENTS

18 LANGNEY DRIVE

WASHFORD FARM | ASHFORD | KENT | TN23 5UL



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'4/5 BED SEMI DETACHED HOUSE WITH SUMMER/OFFICE'

ACCOMMODATION

GROUND FLOOR

- SITTING ROOM WITH DINING AREA •
- KITCHEN/BREAKFAST ROOM • STUDY • LAUNDRY ROOM •

FIRST FLOOR

- FOUR BEDROOMS • BATHROOM •

OUTSIDE

- FRONT BLOCK PAVED DRIVEWAY SUITABLE FOR 4 VEHICLES •
- PAVED PORCELAIN TILING WITH SUMMER HOUSE •

SITUATION

Presented in excellent condition this 4 bedroom semi detached house represents great value for money with 4/5 bedrooms and the addition of a substantial summer house/office providing extensive family accommodation.

The property has a contemporary feel throughout with fresh neutral paintwork, laminate flooring throughout the ground floor and recent carpeting to the first floor. This house can simply be moved into!

The ground floor provides a smart modern kitchen with room for a breakfast table, spacious hallway, study/bedroom 5, good size sitting room across the rear with door to garden, utility, WC and laundry room. On the first floor there are four generous double bedrooms and a family bathroom with white suite and plumbed in shower.

Outside the front has been laid to a block paved drive suitable for off road parking for 4 vehicles, whilst the rear has been attractively paved with

porcelain tiling and contains an impressive wooden lodge with power and light, suitable for entertaining, gym or home working.

LOCATION

Located just outside the centre of Ashford, it has its own bus connections which are a brief ride away from Ashford Town Centre, Ashford International Station with a high speed link to London in 40 minutes and the Ashford Designer Outlet. It sits close to large Supermarkets and has several primary and secondary Schools within walking distance or a short drive.

SERVICES

Mains water, gas and electricity

COUNCIL TAX BAND C





SJM

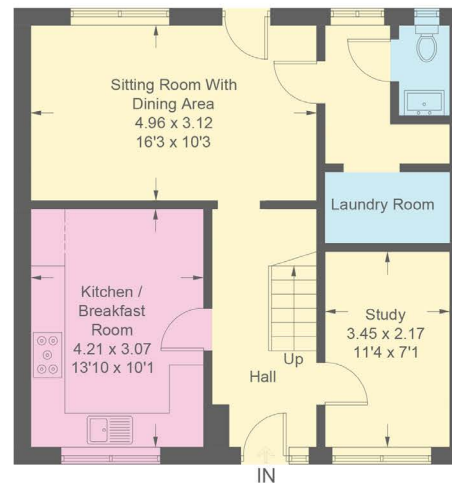
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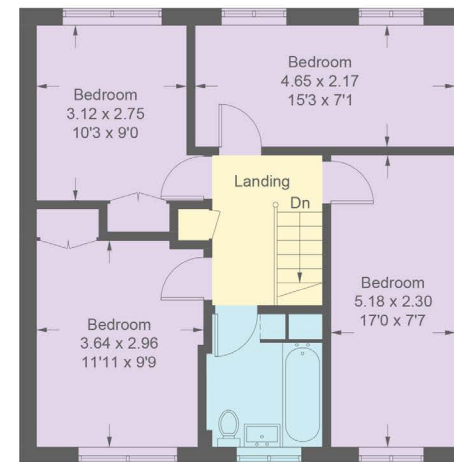
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18 Langney Drive, Ashford



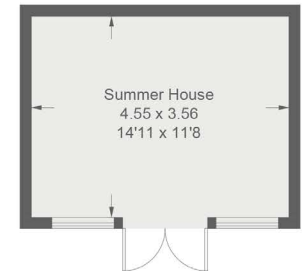
Ground Floor - 55.4 sq m / 596 sq ft



First Floor - 55.1 sq m / 593 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Outbuildings

Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft
 Outbuildings = 18.4 sq m / 198 sq ft
 Total = 128.9 sq m / 1387 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1310813)
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STEVEN J MOORE ESTATE AGENTS | LEES ROAD | BRABOURNE | ASHFORD | KENT | TN25 6QB

T: 01303 812515 E: SALES@STEVENJMOOREESTATEAGENTS.CO.UK W: WWW.STEVENJMOOREESTATEAGENTS.CO.UK

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