



9 Pondmore Way, Ashford

Guide Price **£400,000**

Skippers

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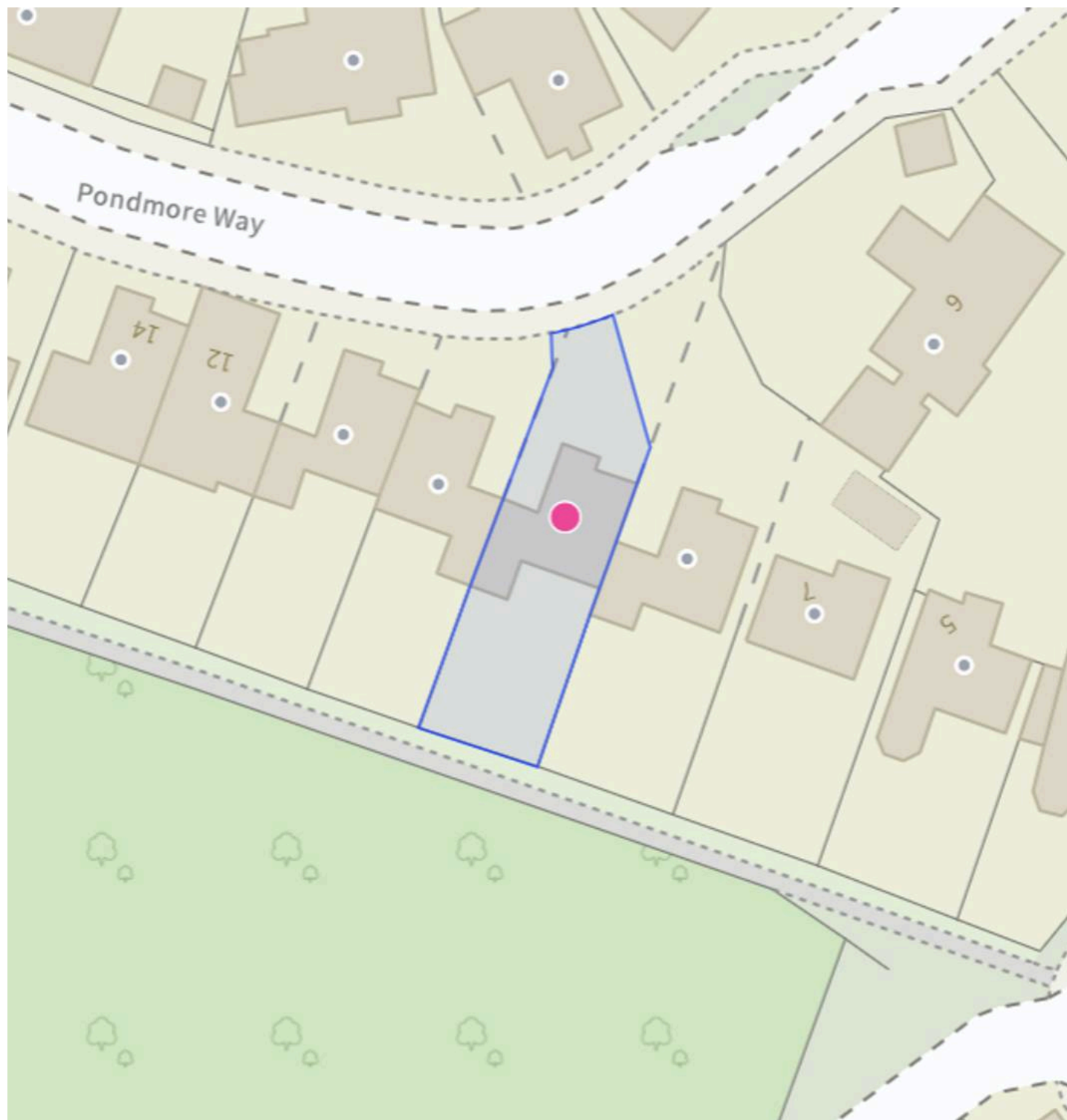
Ashford, Ashford

Guide Price £400,000 - £425,000 Immaculate 3-bed link-detached home in Orchard Heights. Modern kitchen, spacious lounge, stylish bathroom, sunny private garden, garage, driveway, and excellent access to local amenities.

Council Tax band: D

Tenure: Freehold

- Guide Price £400,000 - £425,000
- Immaculately Presented Link-Detached Family Home
- 3 Bedrooms
- Southerly Facing Private Rear Garden with Timber Workshop
- Garage with electric up & over door and driveway
- Modern Kitchen with attached Dining Room
- Cul de Sac Location within Popular Orchard Heights
- Extended Bathroom with 4 Piece Suite
- Cloakroom
- Great Access to A20, M20 and Local Amenities



Entrance

Doors through to lounge and cloakroom

Cloakroom

Low level wc, wash hand basin with tiled splash back, obscured window to front.

Lounge

16' 7" x 12' 5" (5.06m x 3.79m)

Window outlook to front, stairs to first floor, understairs storage cupboard and archway through to dining room.

Dining Room

9' 11" x 8' 3" (3.02m x 2.52m)

Sliding patio doors to rear garden, open plan to kitchen.

Kitchen

9' 11" x 8' 0" (3.02m x 2.44m)

Good range of shaker styles cupboards and drawers beneath work surfaces with additional wall mounted units, window outlook to rear, one and half bowl composite sink with mixer tap and drainer, space and plumbing for washing machine, integrated dishwasher and full sized fridge, hob with extractor fan over and low level oven, inset spotlights, partially tiled walls.





Landing

Window to side, doors through to bedrooms & family bathroom and airing cupboard.

Bedroom

13' 0" x 10' 0" (3.96m x 3.05m)

Window outlook over rear garden.

Bedroom

10' 0" x 9' 8" (3.05m x 2.95m)

Window outlook to front.

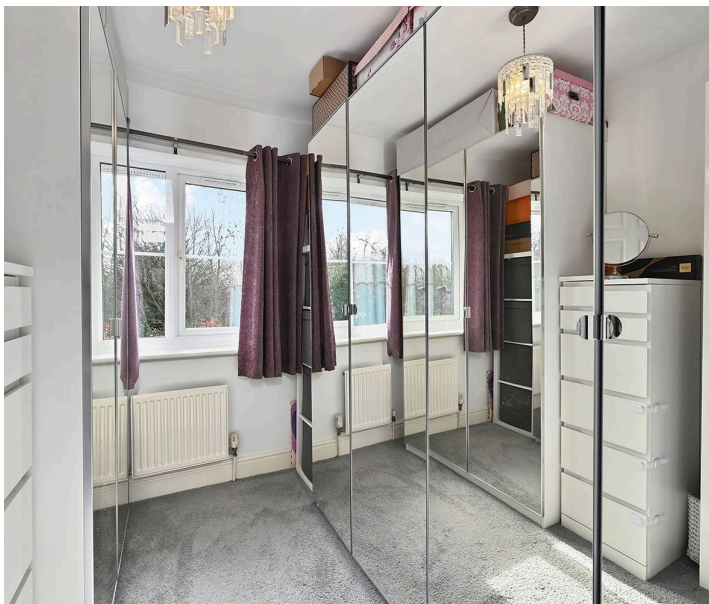
Bedroom

8' 3" x 6' 7" (2.52m x 2.01m)

Window outlook to rear.

Family Bathroom

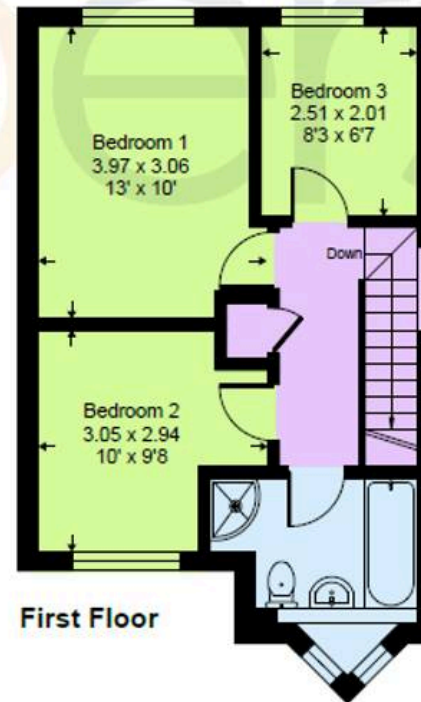
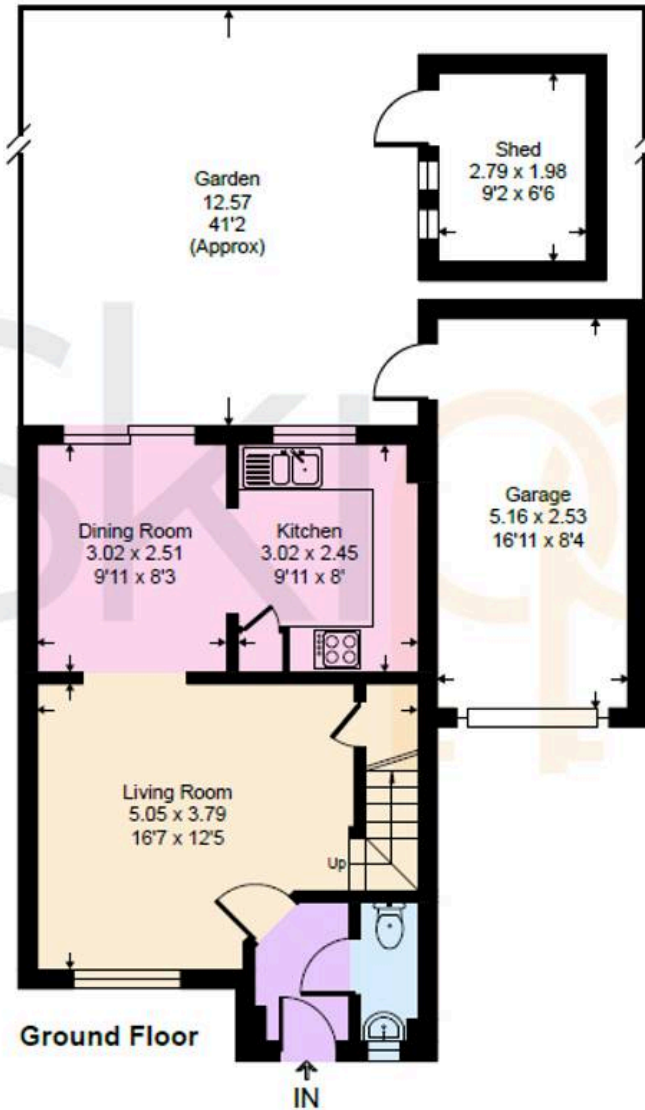
White suit comprising low level wc, wash hand basin with mixer tap and vanity storage under, panelled bath, tiled shower cubicle, obscured window to front, heated towel radiator, locally tiled walls.





Pondmore Way, TN25

Approximate Gross Internal Area = 74.8 sq m / 806 sq ft
Approximate Garage Internal Area = 13 sq m / 140 sq ft
Approximate Outbuilding Internal Area = 4.9 sq m / 53 sq ft
Approximate Total Internal Area = 92.7 sq m / 999 sq ft





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