



Approximate Area = 1009 sq ft / 93.7 sq m
 Garage = 161 sq ft / 14.9 sq m
 Outbuilding = 45 sq ft / 4.1 sq m
 Total = 1215 sq ft / 112.7 sq m

For identification only - Not to scale

Rushford Close, Headcorn, Ashford, TN27

Asking Price £350,000

EPC RATING: C

12 Rushford Close, Ashford, TN27 9QE





Offered chain free, this semi detached family home is located in this quiet cul de sac, almost in the heart of the village. With a small porch to the front, generous lounge and kitchen/dining room beyond, the property also offers a spacious conservatory to the rear, with side access door and door leading to the rear gardens. Upstairs, there are three bedrooms, served by a modern three piece shower room.

Outside, the paved driveway provides parking for two cars, with a detached single garage set back beside the property. The mature 70' rear gardens offer paved patio area, lawn with mature shrubs and trees, greenhouse and further paved area providing useful space for a shed or similar.

This quiet cul de sac is located just off the village High Street, with its wide range of local shops and restaurants, Sainsburys Local, Costa Coffee, well regarded Primary School and local parks all within easy walking distance. For the commuter, there is also a mainline train station offering regular services into London Charing Cross and Cannon Street stations.

MATERIAL INFORMATION

Freehold
Council Tax Band D
EPC Report C



- Offered Chain Free • Semi Detached Family Home • Three Bedrooms • Lounge & Kitchen/Dining Room • Conservatory Addition • Modern Shower Room • Beautiful 70' Gardens • Village Cul De Sac Location

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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