



84 Swan Lane, Sellindge - TN25 6HB

Guide Price **£535,000**

Swan Lane, Sellindge, Ashford, TN25

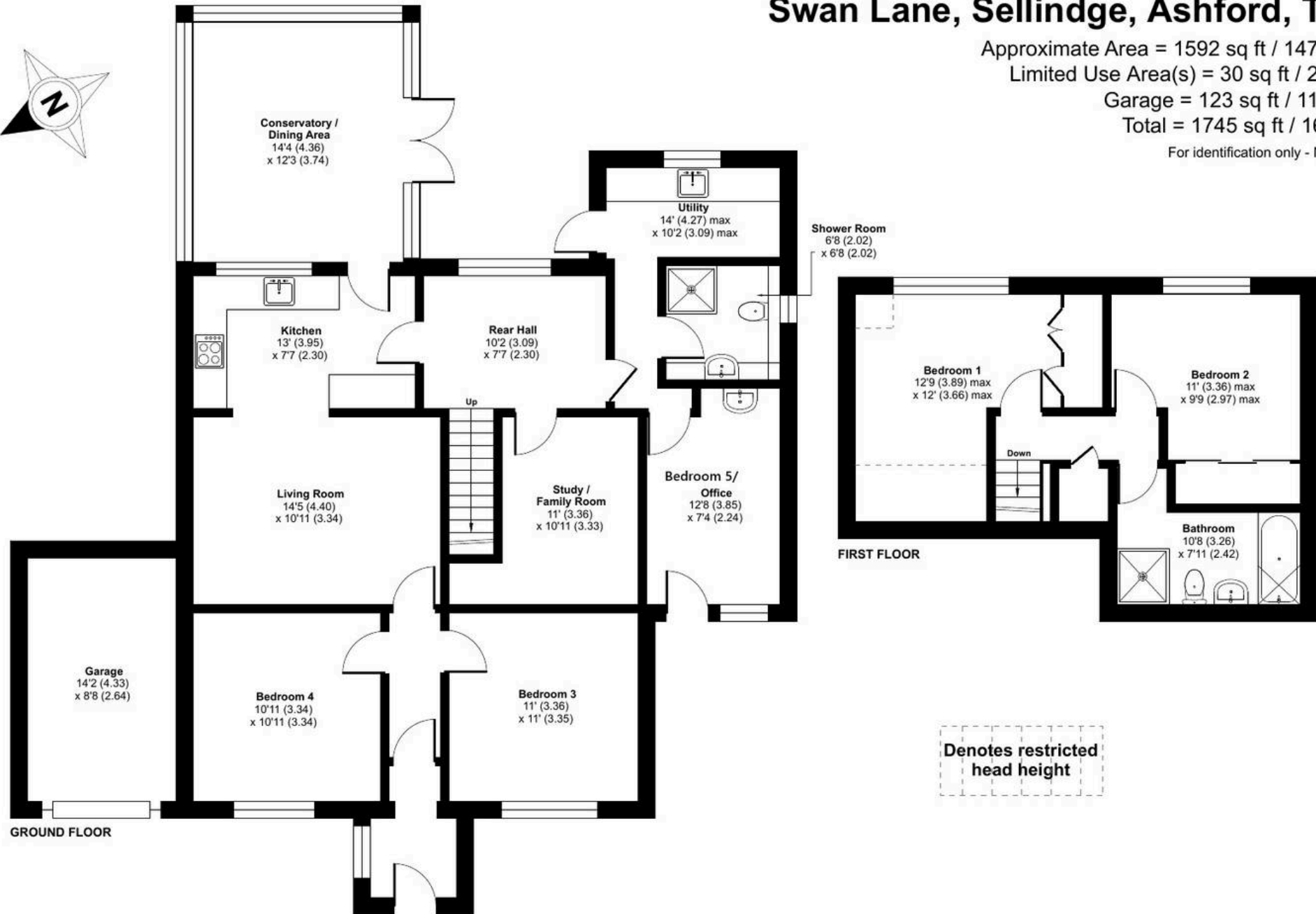
Approximate Area = 1592 sq ft / 147.9 sq m

Limited Use Area(s) = 30 sq ft / 2.7 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1745 sq ft / 162 sq m

For identification only - Not to scale





84 Swan Lane

Sellindge, Ashford

An updated **family four/five bedroom home** with **uninterrupted countryside views** to the rear. This property already showcases thoughtful improvements by the current owners, including **new windows** and **smart external cladding**. While there's still some finishing left to make it your own, the hard work has been done, offering the perfect opportunity to add your own style and create a truly standout home which offers a modern layout perfect for families who love to socialise yet still value their own space. At its heart is the impressive **open plan living room and kitchen which** flow seamlessly into a large **conservatory which is utilised as a dining area**, making an ideal setting for relaxed family time or entertaining. A rear hall provides a peaceful spot to read or store everyday essentials, while the separate **study/family room** could easily become a cosy cinema room. The home also offers exciting **annexe potential**, with an additional office/bedroom, shower room and utility room creating flexibility for multigenerational living or guest accommodation. Upstairs, two well proportioned bedrooms with built-in wardrobes sit alongside a stylish shower/bathroom. Outside, the property continues to impress with an **'in and out' driveway**, neat front lawn and attached garage, while the generous rear garden features a sun terrace, mature shrubs and trees, making this the perfect place for children to play and adults to unwind.

Council Tax band: D. Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E











Laing Bennett

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