



Jackie Quinn
estate agents

67 Craddocks Avenue, Ashted

Guide Price **£825,000**

FOR SALE WITH NO ONWARD CHAIN.

A substantial four bedroom semi detached family home in a sought after road close to Ashted train station, the common, shops at Craddocks Parade and excellent schools including Rosebery, The Greville Primary. Well presented, the property boasts a kitchen with breakfast bar, two large reception rooms with high ceilings, a good sized rear garden and spacious front drive with EV charging point.

To the front, a useful porch leads through to a welcoming hallway with downstairs WC. There is a spacious reception room with French doors opening out into the rear garden and a large and a further reception room with a generous bay window overlooking the front garden. The ground floor also benefits from a fitted kitchen with a range of units and integrated appliances which leads to a large utility room with useful rear access to the garden.

Stairs lead from the hallway to a bright first floor landing. The spacious main bedroom enjoys a large bay window and a wall of fitted wardrobes. There are two further double bedrooms, a single bedroom, family bathroom and separate WC.

Externally, the secluded rear garden benefits from side access and is mainly laid to lawn. There is also a patio, perfect for al fresco dining. To the front the property provides an integral garage and an EV charging point.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No onward chain
- Close to station and shops
- Four bedrooms
- Two reception rooms
- Excellent schools close by including Greville and Rosebery



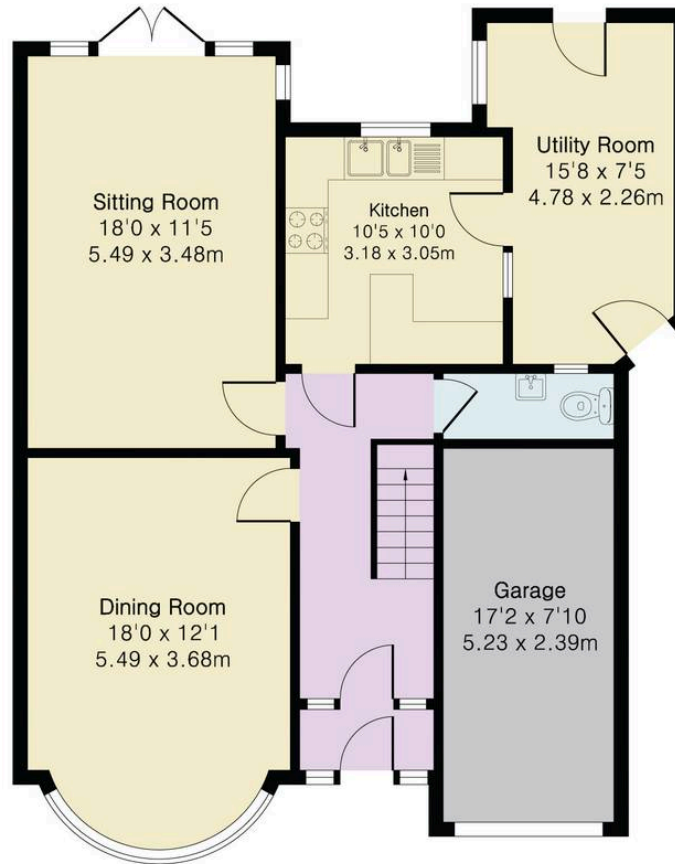


**Approximate Gross Internal Area 1553 sq ft - 144.2294 sq m
(Excluding Garage)**

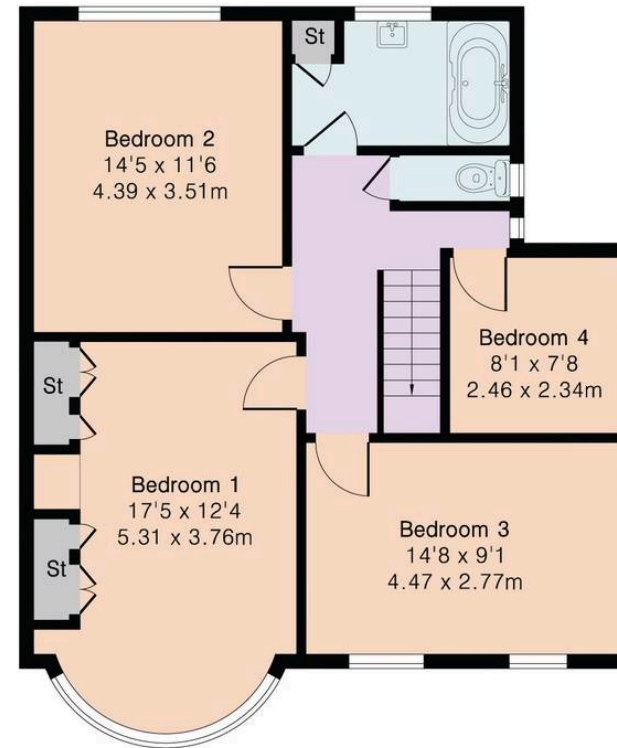
Ground Floor Area 798 sq ft – = 74.1057 sq m

First Floor Area 755 sq ft – 70.1237 sq m

Garage Area 135 sq ft – 12.4997 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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