



6 Crocken Hill Road, Egerton, Ashford, TN27 9EG
Price £425,000

GOULD
HARRISON

Spacious semi detached house with three good size bedrooms and large garden with views over farmland, offered Chain Free. Situated in the popular village of Egerton, the house is well presented with ground floor wet room, two reception rooms, stylish kitchen and conservatory. Gas central heating with radiators and UPVC double glazing.



Recessed Open Porch

With oak Front Door to:

Hallway

Oak flooring, casement door to:

Inner Hallway

Lounge 15'2 x 15'0 (4.62m x 4.57m)

Window to front, feature fireplace with classical pine surround, double glazed sliding patio doors to:

Conservatory 9'10 x 8'1 (3.00m x 2.46m)

Fully glazed with patio doors leading to rear garden with electric ceiling fan.

Dining Room 10'2 x 8'8 (3.10m x 2.64m)

Double glazed window to front, oak flooring.

Kitchen 14'5 x 9'9 (4.39m x 2.97m)

Double glazed window and casement door to rear, resin 1 1/2 bowl sink unit, range of wood effect worktops with gloss fronted drawers and cupboards under, wall cupboards, ceramic hob with extractor above and low level oven, space and plumbing for appliances, cupboard housing gas boiler for central heating and domestic hot water, under stairs cupboard and door to rear garden, chrome ladder style radiator.

Ground Floor Wet Room

Fully tiled with electric shower, wash hand basin and low level WC, chrome towel rail.

First Floor:

Landing

Access to loft space, doors to:

Bedroom One 10'4 x 15'0 (3.15m x 4.57m)

Double aspect, built in wardrobe cupboard, radiator.

Bedroom Two 14'7 x 9'2 (4.45m x 2.79m)

Double glazed window to side, built in wardrobe cupboard and under eaves storage cupboard, radiator.

Bedroom Three 8'6 x 8'3 (2.59m x 2.51m)

Double glazed window to rear, radiator.

Outside

Five bar gate and established front hedge with brick paved driveway and parking area.

Side access to large rear garden with paved terrace, lawn and brick store. Lovely views to the rear across farmland.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: D.

