



Beatrice Hills Close

Ashford





Introducing

A very well appointed detached home in a highly favoured cul de sac position, in easy reach of local schools, shops and transport links.

The generous accommodation comprises an entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room. To the first floor are four double bedrooms, two en suite shower rooms and a family bathroom/WC.

The rear garden enjoys a notably secluded feel and the driveway to front provides ample off road parking leading to an integral garage. Ashford town centre, local schools and shops are readily accessible with the mainline station under two miles distant.



At a Glance

Beatrice Hills Close

Ashford, TN24

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Price £495,000



- ATTRACTIVE DETACHED HOUSE
- TWO EN SUITE SHOWE ROOMS & FAMILY BATHROOM
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN WITH SECLUDED FEEL
- GARAGE & DRIVEWAY
- FOUR GENEROUSLY SIZED BEDROOMS
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM
- QUIET CUL DE SAC LOCATION
- EXCELLENT ACCESS TO LOCAL SCHOOLS AND TRANSPORT LINKS





In Detail

Ashford

Ashford is the best connected town in Kent set in the heart of beautiful countryside. A thriving commercial and residential town home to high tech engineering , world dance and theatre activity and a host continuing family businesses and new firms that have chosen Ashford as an ideal location.

Ashford was once a modest market town at a crossing point on the Kentish Stour ,the cattle market charter dates from 1243 when there were drovers routes in from the surrounding villages throughout the middle ages . By the 1600's Ashford had several successful families and in 1663 Sir Norton Knatchbull started an Ashford school. That building is now the Ashford Museum, the Norton Knatchbull school continues in the town today with 5 other secondary schools. In the 1840's Ashford was transformed by the arrival of the railway; connecting Ashford to London and the channel ports ; the market moved to be alongside the railway and everything travelled by train; Ashford had a railway works building engines and wagons for over 150 years. Today it is still a centre of railway engineering expertise. In the 1990's Ashford became the centre for High Speed Rail which carved through the town , moving the market once again: to an out of town site on the new Orbital industrial park ,connecting to the recently opened M20 motorway. By 2009 South East trains were running high speed between Ashford and London cutting the journey from 1hr10 to 38 minutes.

The former market area along the railway is now multi screen cinema and event destination space, and part of the former railway works is now a landmark designer outlet centre created by the international architect Richard Rogers.

With a wide range of shopping and eating at the outlet centre , a range of supermarkets across the town and thriving industrial and retail parks, Ashford has attracted a lot of new build housing widening the choice in the town. As Kent has a thriving tourist industry there is also much to see and do out and about in what used to be known as the garden of Kent, that has become the vineyards of Kent.

Entrance Hall

Stairs to first floor, radiator, personal door to garage and doors to:

Cloakroom

Low level WC, wash basin with localised tiling,

Sitting Room

Double glazed bay window to front, radiator,

Dining Room

Double glazed French doors to rear, radiator

Kitchen/Breakfast Room

Double glazed window to rear and casement door to side.

Range of fitted wall and base units, stainless steel sink with mixer tap and drainer unit, plumbing and space for white goods, eye level electric oven, breakfast bar, radiator.

First Floor

Doors to:

Bedroom One

Double glazed window to front, radiator, built in wardrobes.

En Suite

Raised cubicle housing electric shower with glazed screen and tiled surround, low level WC, pedestal hand basin, radiator, frosted double glazed window to side, extractor fan.

Bedroom Two

Double glazed window, radiator.

En Suite

Accessible from bedrooms two and three.

Frosted double glazed window to rear, raised shower cubicle housing electric shower with glazed screen and tiled surround, low level WC, extractor fan.

Bedroom Three

Double glazed window, radiator.

Bedroom Four

Double glazed window, radiator.

Bathroom WC

Frosted double glazed window to rear. white suite comprising panelled bath with mixer tap and electric shower over, glazed splash screen, low level WC, pedestal hand basin, extractor fan radiator.

Rear Garden

The rear garden enjoys a particularly private feel, mainly laid to lawn with paved patio seating area, mature flowers and shrubs, outside lighting, cold water tap, panelled enclosed fencing, side gated access.

Garage & Driveway

Driveway providing off road parking for two cars leading to an integral garage with up and over door, power, lighting, personal door to hallway.

Tenure

Freehold.

Services

All mains services connected.

Council Tax

Ashford Borough Council Tax Band: F



Floorplan



**GOULD
HARRISON**

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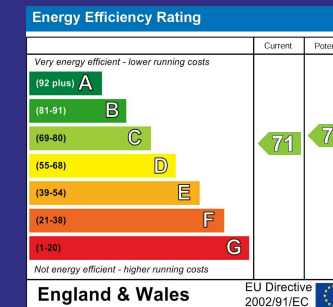
Key Information

Price £495,000 Freehold

Local Authority | Ashford Borough Council

Council Tax Band | F

Energy Efficiency Band | C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.