



Sandyhurst Lane
Ashford





Introducing

GUIDE PRICE £500,000 - £535,000

This impressive detached bungalow has been impressively enhanced by the current owners and turnkey ready. Immaculately presented, this extended home comprises an inviting entrance hall, 24ft sitting/dining room, contemporary fitted kitchen, large utility room, two double bedrooms (large walk in wardrobe to bedroom one) and luxury four piece bathroom suite.

The generous rear garden enjoys a secluded feel with a 7m x 4m Oak clad outbuilding whilst to the front is an easy to access driveway providing ample off road parking. Internal Oak doors, a water softener and far reaching views to the front are further benefits of note.



At a Glance

Sandyhurst Lane

Ashford, TN25

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Guide Price £500,000



- ATTRACTIVE DETACHED BUNGALOW
- MODERNISED & MUCH IMPROVED BY THE CURRENT OWNER
- CONTEMPORARY FITTED KITCHEN
- LARGE UTILITY ROOM
- OPEN VIEWS TO FRONT
- TWO DOUBLE BEDROOMS
- LUXURY FOUR PIECE BATHROOM SUITE
- 24FT SITTING/DINING ROOM
- GENEROUS REAR GARDEN WITH 7x4m OAK CLAD OUTBUILDING
- IMMACULATELY PRESENTED AND TURNKEY READY



In Detail



Entrance Hall

Doors to:

Sitting/Dining Room

Double glazed windows and sliding patio doors to rear.

Kitchen

Modern fitted kitchen with a generous range of wall and base units beneath a Quartz worktop with glass fronted display cabinets, dual electric oven, induction hob with extractor hood over, coved ceiling. French doors through to sitting room.

Utility

A notably large utility with double glazed casement door and windows to rear, composite sink with chrome mixer tap, plumbing and space for white goods, water softener.

Bedroom One

Double glazed bay window to front, radiator, large walk in wardrobe.

Bedroom Two

Double glazed bay window to front, radiator.



Luxury Four Piece Bathroom

Stunning bathroom comprising a contemporary bath with chrome mixer tap, low level WC, vanity unit with wash basin and storage beneath, large walk in shower with glazed surround, extractor fan, chrome heated towel rail.

Rear Garden

A generous outside space enjoying a lovely secluded feel which is mainly laid to lawn with established borders, side gated access, outside lighting, cold water tap, paved patio seating area.

Oak clad outbuilding 7m x 4m.

Driveway

Providing off road parking for several vehicles.

Garage partly converted to provide convenient storage.

Tenure

Freehold.

Services

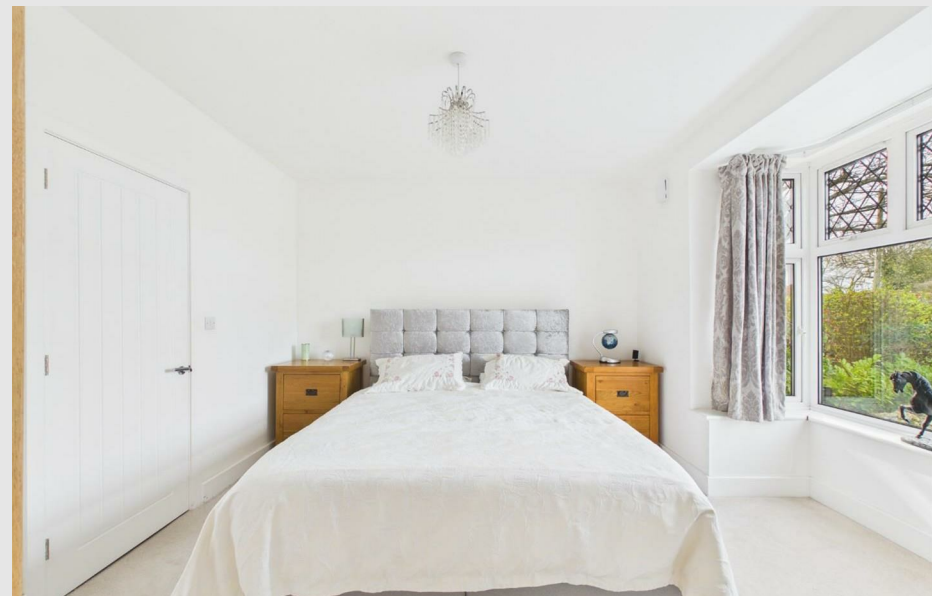
Mains water, electric and gas.

Private Drainage

<https://www.ashford.gov.uk/news/latest-news/free-septic-tank-upgrades-offered-to-local-residents-to-help-protect-kent-s-rivers/>

Council Tax

Ashford Borough Council Tax Band: D



Floorplan



**GOULD
HARRISON**

1 Middle Row, Ashford, Kent, TN24 8SQ

01233 646411

sales@gouldharrison.co.uk

Key Information

Guide Price £500,000 Freehold

Local Authority |

Council Tax Band | D

Energy Efficiency Band | E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(69-80) C			77
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.