





Property Description

Located in the ever popular Chartfields development, this four bedroom detached house is within easy reach of local schools and transport links and is offered to the market in excellent condition.

once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Accommodation is arranged over two floors and comprises lounge, dining room and fitted kitchen as well as cloakroom whilst upstairs the property features four bedrooms, of which the principle & second bedroom have an en-suite along with the family bathroom all of which are accessed from the landing. Externally the property boasts a stunning rear garden and provides parking for several cars by way of the driveway and garage

Lounge

14' 9" x 13' (4.50m x 3.96m)

Dining Room

10' x 8' 7" (3.05m x 2.62m)

Kitchen

10' 9" x 9' 3" (3.28m x 2.82m)

Utility Room

5' x 7' 2" (1.52m x 2.18m)

Conseatory

10' 3" x 16' 3" (3.12m x 4.95m)

Cloakroom

7' 4" x 3' 4" (2.24m x 1.02m)

Bedroom1

20' 1" x 13' (6.12m x 3.96m)

En-Suite

5' 7" x 5' 9" (1.70m x 1.75m)

Bedroom 2

10' 8" x 9' 4" (3.25m x 2.84m)

En-Suite

7' 5" x 5' 9" (2.26m x 1.75m)

Bedroom 3

9' 8" x 9' 1" (2.95m x 2.77m)

Bedroom 4

7' 4" x 9' 2" (2.24m x 2.79m)

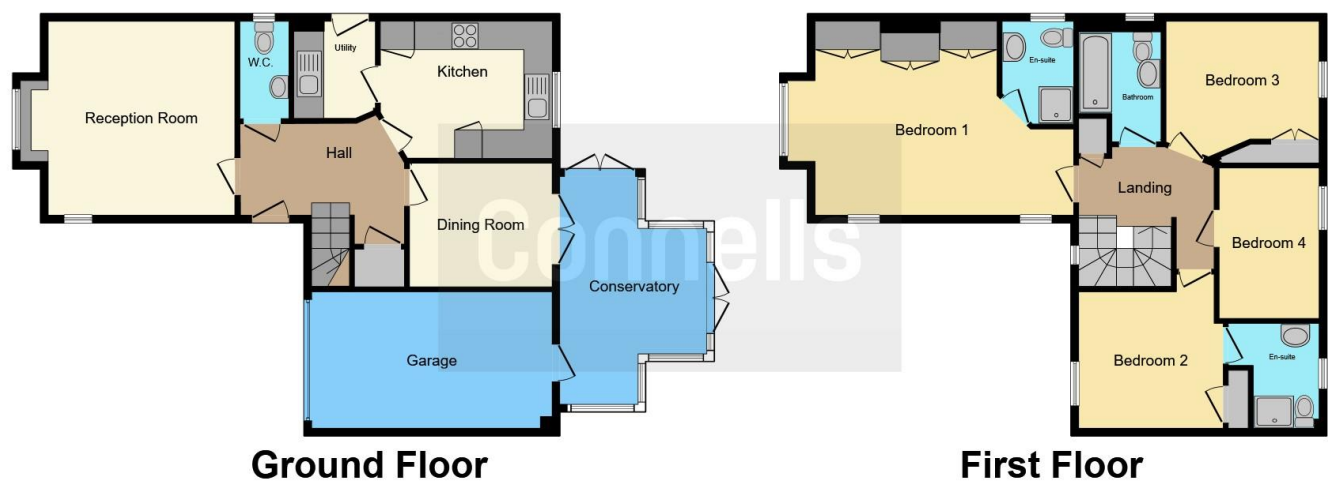
Bathroom

8' 7" x 6' 4" (2.62m x 1.93m)

Agents Note

Please note that an AML fee is chargeable





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: F

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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