



**46 School Road, Charing**

Guide Price **£425,000**

**Skippers**



# 46 School Road

Charing, Ashford

This well presented extended three bedroom semi detached family home offers generous and flexible accommodation, set back from the road with ample off-road parking and an attractive rear garden. Council Tax band: C

Tenure: Freehold

- Village Location
- Semi Detached
- Three Bedrooms
- Spacious driveway (off-road parking)
- Well-maintained front and rear gardens
- Modern kitchen with integrated appliances
- Multiple modern bathrooms
- Cosy wood-burning stove fireplace
- Home office/loft conversion with Velux window
- Large windows for natural light





### Hallway

Wooden flooring, radiator, doors leading to the kitchen and lounge, stairs rising to the upstairs accommodation, and useful understairs storage.

### Lounge

11' 9" x 21' 5" (3.59m x 6.52m)

Wooden flooring with windows to the front and rear.

Feature wood-burning stove with radiators positioned beneath each window.

### Dining Room

10' 3" x 14' 1" (3.13m x 4.29m)

Front-facing window allowing natural light, wooden flooring, and a fitted radiator.

### Kitchen

9' 3" x 10' 6" (2.81m x 3.20m)

Well-appointed fitted kitchen with a range of wall and base units, complementary work surfaces, and a stainless-steel extractor over a gas hob. Integrated oven, inset sink with drainer, and space for additional appliances. Door leading to utility.

### Utility Room

Fitted with base and wall units, worktop with sink, window to the side, space and plumbing for a washing machine, and housing the boiler.

### Ground Floor Shower Room

Comprising a walk-in shower enclosure, low-level WC, and wash hand basin. Partially tiled walls, window providing natural light and ventilation, and fitted shower with glass screen.







### Bedroom One

10' 2" x 15' 10" (3.11m x 4.83m)

A generous double bedroom with window to the front. Features include recessed ceiling spotlights, wooden flooring, radiator, and space for wardrobes and bedroom furniture. Door leading to the en-suite shower room.

### En-suite

Fitted with a shower enclosure, pedestal wash hand basin, and low-level WC. Tiled walls, window providing natural light and ventilation, and a fitted shower with glazed screen.

### Bedroom Two

9' 9" x 14' 1" (2.96m x 4.29m)

Window overlooking the rear garden, wooden flooring, and a fitted radiator.

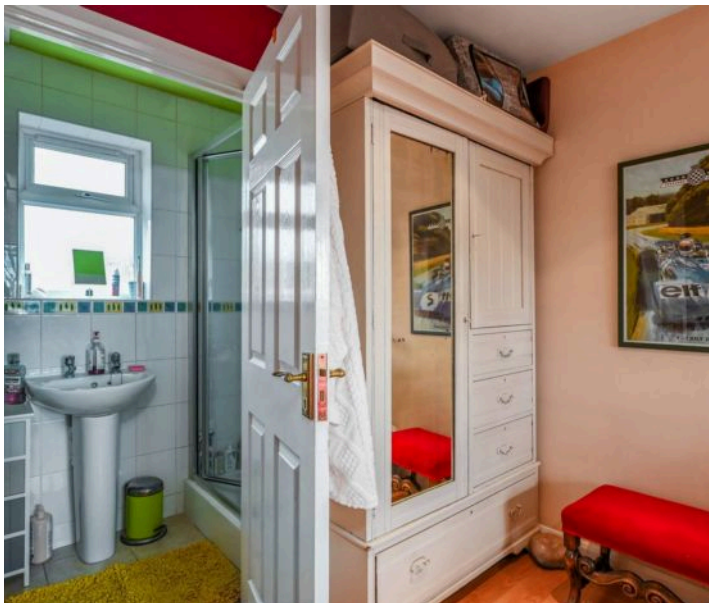
### Bathroom

Fitted with a panelled bath with glass shower screen, low-level WC and vanity wash hand basin with storage beneath. Partially tiled walls with decorative border, window providing natural light and ventilation, and modern fittings throughout.

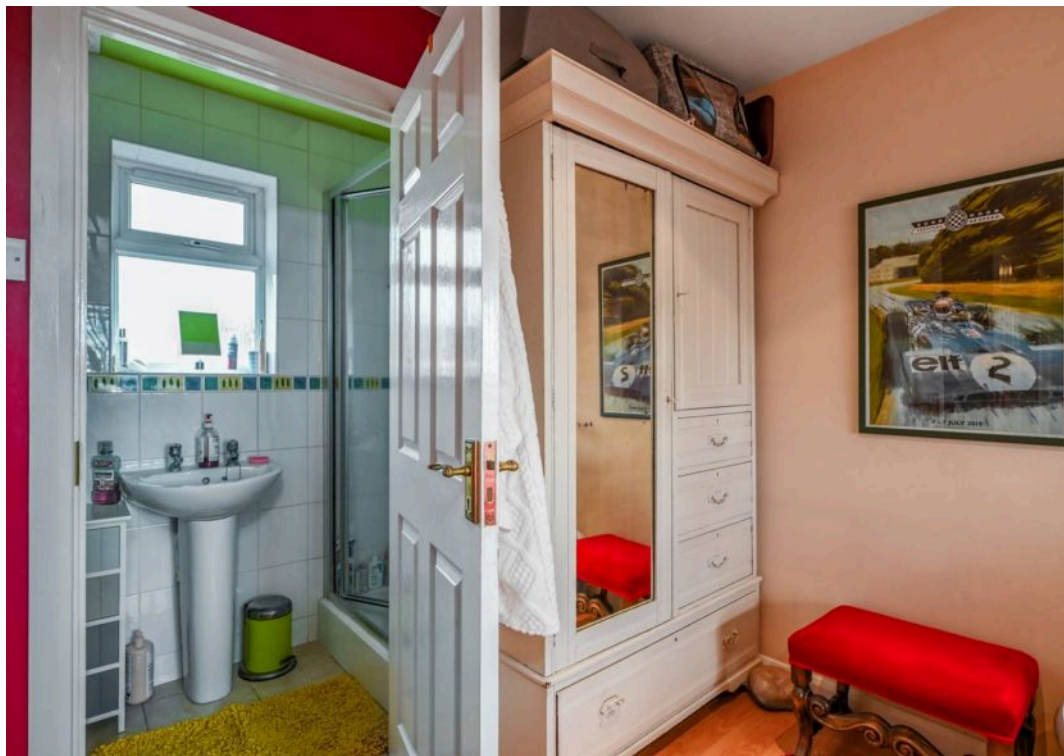
### Bedroom Three

9' 4" x 11' 1" (2.84m x 3.38m)

A versatile room currently used as a home office. Two windows, radiator wooden flooring, and space for bedroom or study furniture.













## School Road, TN27

Approximate Gross Internal Area = 117.6 sq m / 1266 sq ft

Approximate Garage Internal Area = 39 sq m / 420 sq ft

Approximate Total Internal Area = 156.6 sq m / 1686 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.





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