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## 2 Hornbeam Close, Ashford, Kent. TN23 3DZ.

Guide Price £275,000 Freehold

### Property Summary

"A well presented home situated in a popular residential area, you can not go wrong". - Matthew Gilbert, Branch Manager.

**\*\*GUIDE PRICE OF £275,000-£285,000\*\***

Available to the market, this incredibly well presented three bedroom mid terraced home boasting a garage and parking within close proximity to Ashford town centre. The property comprises of an entrance hall, open plan lounge/diner and kitchen.

To the first floor there are three bedrooms and a family bathroom.

Externally to the front there is a lawned garden and to the rear there is a recently paved patio and separate artificial lawned garden with direct access to a single garage and parking area.

This home offers double glazing throughout and gas central heating. Please view at your earliest convenience to avoid disappointment.

Ashford is a thriving town with a wide range of amenities and shops. There is a direct high speed mainline to St Pancras International as well as great motorway links with access too the M20 found close by.

### Features

- Three Bedroom Mid-Terrace House
- Off Road Parking and Single Garage
- Open Plan Living
- Council Tax Band C
- Immaculate Presentation
- Double Glazing and Gas Central Heating
- EPC Rating: TBC

## **Ground Floor**

### **Front Door To**

### **Hall**

Double glazed obscured window to front. Double glazed window to side. Two Cupboards housing meters. Radiator. Stairs to first floor.

### **Lounge/Dining Room**

24' 7" x 13' 1" max (7.49m x 3.99m) Double glazed window to front. Double glazed window to rear. Double glazed door to rear. Two radiators. TV point.

### **Kitchen**

10' 11" x 10' 3" (3.33m x 3.13m) Double glazed window to rear. Double glazed door to rear. Range of base and wall units. Space for oven. Extractor over. Space for white goods. Stainless steel sink and drainer. Localised tiling. Storage shelves to side. Water softener.

## **First Floor**

### **Landing**

Radiator. Hatch to loft access. Smoke alarm. Cupboard housing water tank.

### **Bedroom One**

12' 8" x 9' 8" (3.86m x 2.95m) Double glazed window to front. Radiator.

### **Bedroom Two**

9' 8" x 9' 3" (2.94m x 2.83m) Double glazed window to rear. Radiator. Built in double wardrobe. TV Point.

### **Bedroom Three**

9' 9" x 6' 3" (2.96m x 1.91m) Double glazed window to front. Radiator. Shelving.

### **Bathroom**

Double glazed obscured window to rear. Localised tiling. Suite comprising of low level WC and wash hand basin. Panel bath with separate shower attachment and curtain. Extractor.

## **Exterior**

### **Front Garden**

Brick block pathway to front door. Area laid to lawn. Tree. Shingled decorative area.

### **Rear Garden**

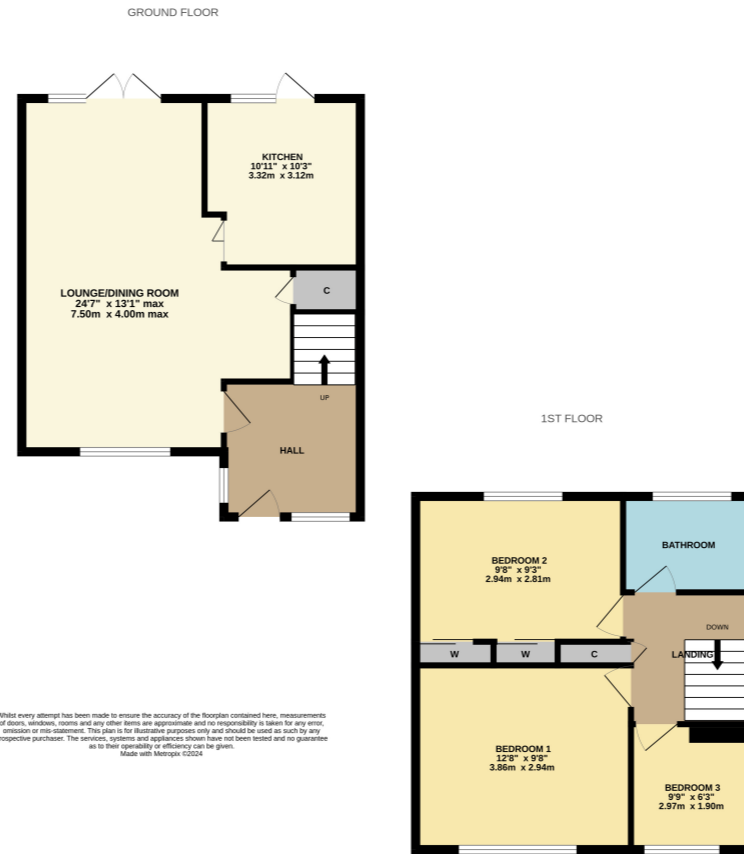
Southerly facing. Two raised beds. Artificial awned area. Paved patio area with veranda. Shed to remain. rear access.

### **Parking**

Off road parking for one vehicle.

### **Garage**

Up and over door. Power and light. Side access.



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.



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