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INDEPENDENT
ESTATE
AGENT
Jarvis



25 Harrier Drive, Finberry, Ashford, Kent. TN25 7GR.

£292,500 Freehold

Property Summary

"These two bedroom houses are so well proportioned and the Finberry Park development is still so popular". - Philip Jarvis, Director.

This two bedroom house was built by Crest Nicholson, approximately six year ago. It is a "Brook" design which offers open plan accommodation to include a living and kitchen area. There is also a cloakroom downstairs.

Upstairs there are two double bedrooms plus a large bathroom with separate shower cubicle.

Outside there is an enclosed 30ft westerly facing garden laid to lawn with two patio areas and a garden shed. There are also two allocated parking spaces.

Ashford town centre is within easy access by car. There is the high speed rail service from Ashford to London St Pancras. There is also access to the m20 motorway at Junction 10.

Features

- Two Bedroom 'Brook' Design House
- Open Plan Living/Kitchen Area
- Double Doors Onto Garden
- Enclosed Rear Garden Laid To Lawn
- Modern Bathroom With Separate Cubicle
- Council Tax Band C
- Modern Fitted Kitchen
- Two Double Bedrooms
- Downstairs Cloakroom
- Cart Lodge Parking Space with Second Space
- EPC Rating: B

Ground Floor

Entrance Door To:

Lobby

Radiator. Stairs to first floor. Understairs cupboard. Amtico flooring.

Cloakroom

White suite of concealed low level WC. Wall hung hand basin. Radiator. Local tiling.

Living Area

16' max x 13' 8" (4.88m x 4.17m) Double glazed doors to rear with double glazed side window panels. Two radiators. Amtico flooring. Open plan living space leading through to

Kitchen Area

11' 4" x 6' 3" (3.45m x 1.91m) Double glazed window to front. Stainless steel 1 1/2 bowl sink unit. Range of contemporary base and wall units. Bosch stainless steel electric oven. Bosch four ring gas hob with extractor over. Splash back. Integrated fridge and freezer. Beko washing machine. Recess lighting. Amtico flooring.

First Floor

Landing

Access to loft.

Bedroom One

13' 6" max x 10' 9" (4.11m x 3.28m) Double glazed window to rear. Double wardrobe cupboard. Radiator. TV and telephone point.

Bedroom Two

13' 6" max x 8' 2" (4.11m x 2.49m) Double glazed window to front. Radiator. Cupboard housing boiler.

Bathroom

White suite of concealed low level WC, wall hung hand basin and panelled bath with shower attachment. Fully tiled shower cubicle. Local wall tiling. Tiled floor. Chrome towel rail. Recess lighting. Extractor.

Exterior

Front

Small area to front with border

Rear Garden

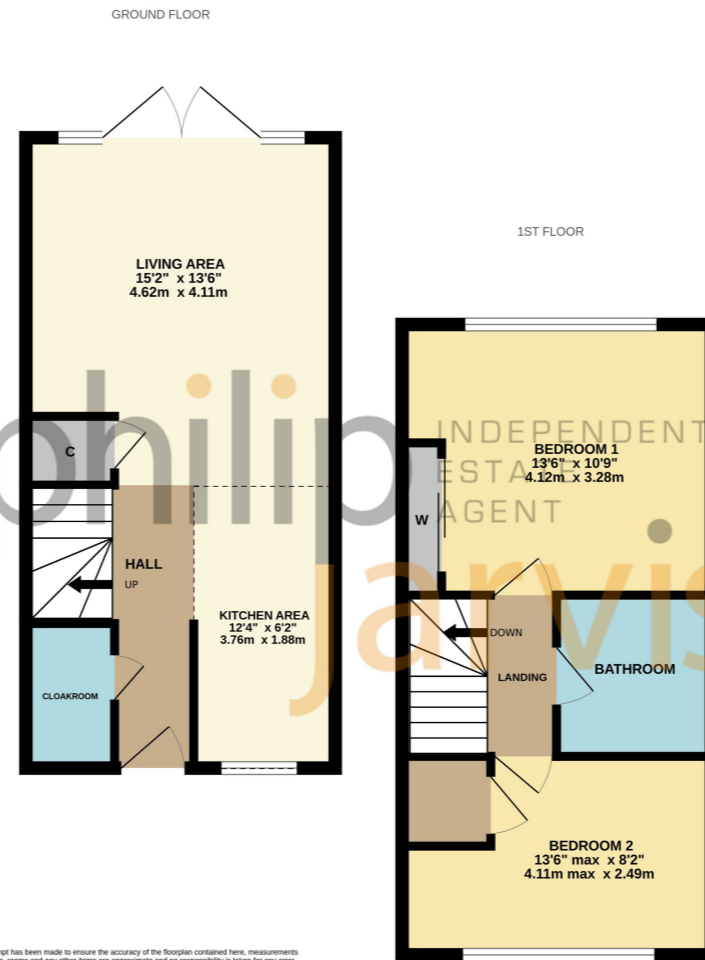
Approximately 30ft in length. Laid to lawn with two patio areas. Garden shed. Gate to bottom of garden.

Parking

There are two allocated parking spaces, found to one side of the property. The first space is within the cart lodge. The second space is to the front of it.

Agents Note

There is a service charge in this development. It is currently approximately £450.00 per year.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (2024)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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 contact, 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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