



philip INDEPENDENT  
ESTATE AGENT  
Jarvis



**56 Swaffer Way, Ashford, Kent. TN23 5JE.**

**Guide Price £425,000 Freehold**

## Property Summary

**"This is a fantastic detached family home. There is great living space and all of the bedrooms are good doubles" - Matthew Gilbert, Branch Manager.**

**\*\*GUIDE PRICE OF £425,000- £450,000\*\***

Presenting to the market this incredibly well proportioned four bedroom detached home located in a sought after residential area of Singleton.

The property comprises of entrance hall, lounge with double aspect, kitchen, utility room, dining room and WC. To the first floor there is a master bedroom with built in wardrobes and ensuite shower room, three further double bedrooms and family bathroom.

Outside there is both front and rear garden as well as parking.

Well positioned, the M20 and Ashford town centre are only a short drive away. The high speed train from Ashford International provides a quick and effect service to London St Pancras in under forty minutes. Within Ashford there are many primary and secondary schools plus independent school.

The property also benefits from being offered with no forward chain and should be viewed at your earliest convenience to avoid disappointment.

## Features

- Four Bedroom Detached Home
- Two Reception Rooms
- Enclosed Rear Garden
- No Forward Chain
- EPC Rating: C
- Ensuite To Master Bedroom
- Utility Room & Cloakroom
- Popular Residential Area
- Allowance For Carpets Included In the Price
- Council Tax Band E



## **Ground Floor**

### **Front Door To**

### **Hall**

Stairs to first floor landing. Storage cupboard underneath. Wall mounted thermostat. Radiator. Consumer unit.

### **Kitchen**

Double glazed window to rear. Radiator. Range of base and wall units. Integrated double oven. Four ring gas hob with extractor over. Space for fridge/freezer. Localised tiling. Sink and drainer.

### **Utility Room**

Double glazed door to rear access. Radiator. Base and wall units. Space for white goods. Sink and drainer. Localised tiling. Wall mounted Potterton boiler. Extractor.

### **Dining Room**

Double glazed window to front. Radiators. BT point.

### **Lounge**

Double glazed window to front. Double glazed window to rear. Two radiators. TV and BT point.

### **Cloakroom**

Low level WC and corner wash hand basin. Splash back tiling. Radiator. Extractor.

## **First Floor**

### **Landing**

Double glazed window to front. Radiator. Hatch to loft access. Cupboard housing water tank and shelving.

## **Bedroom One**

Double glazed window to rear. Radiator. BT and TV point. Two sets of built in double wardrobes.

### **Ensuite**

Double glazed obscured window to side. Suite comprising of low level WC, wash hand basin and shower cubicle with retractable glass screen and tiled walls. Radiator. Extractor.

### **Bedroom Two**

Double glazed window to front. Radiator. Two sets of built in double wardrobes.

### **Bedroom Three**

Double glazed window to rear. Radiator.

### **Bedroom Four**

Double glazed window to front. Radiator.

## **Bathroom**

Double glazed window to rear. Suite comprising of low level WC, wash and basin and panelled bath with shower attachment and shower curtain. Localised tiling. Extractor. Radiator.

## **Front Garden**

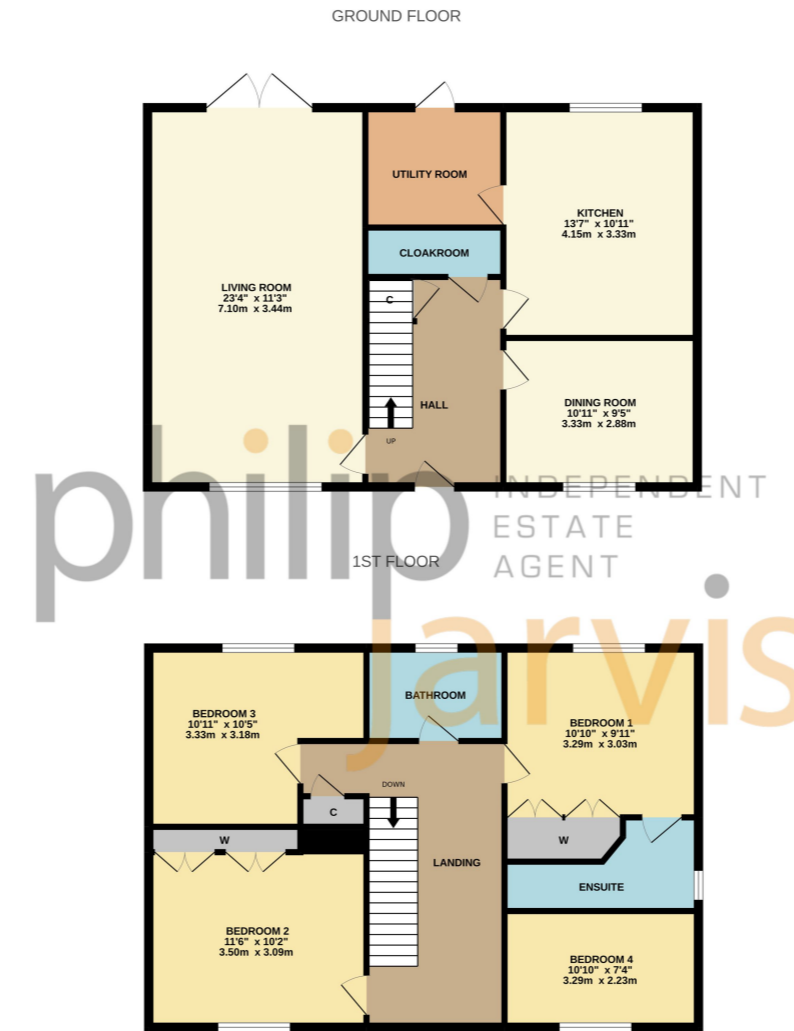
Communal pathway leading to paved pathway to front door. Two areas of grass. Shrub borders to front and side. Outside light.

## **Rear Garden**

Lawned area to rear. Paved patio areas with side access leading to parking. Outside light.

## **Parking**

Driveway to side.



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

Viewing Strictly By Appointment With

