



## **68 Hogarth Avenue, Ashford, Surrey, TW15 1QA**

SPACIOUS FOUR BEDROOM, TWO BATHROOM PROPERTY IDEALLY LOCATED ALONG THIS SOUGHT AFTER ROAD CONVENIENTLY POSITIONED FOR ASHFORD TOWN CENTRE, LOCAL SHOPS & SCHOOLS. The property benefits from a spacious lounge/diner, luxury fitted kitchen, four well-proportioned bedrooms (en-suite to Bedroom 1), further family bathroom, large secluded rear garden and detached garage to rear. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Entrance Porch

With UPVC double glazed door, further partly glazed door leading to:

### Entrance Hall

Light and power points, radiator, stairs to first floor and doors to:

### Kitchen

Rear aspect UPVC double glazed window, range of modern fitted units at eye and base level, Ceramic sink drainer unit, built-in oven and hob with extractor over, space for fridge/freezer, washing machine and dryer. Integrated dishwasher, side aspect UPVC double glazed door to garden, wall mounted boiler.



### Lounge/Diner

Front aspect UPVC double glazed semi-bay window, light and power points, radiator, wood-style laminate flooring, fireplace, rear aspect UPVC double glazed sliding patio doors to Garden.



## First Floor

### Landing

Light and power points, stairs to second floor, doors to:

### Bedroom 2

Front aspect UPVC double glazed Semi-bay window, light and power points, radiator.



### Bedroom 3

Rear aspect UPVC double glazed window, light and power points, cupboard housing hot water tank.

### Bedroom 4

Front aspect UPVC double glazed window, light and power points, radiator.

### Bathroom

Rear aspect UPVC double glazed window, panel enclosed bath with shower over, pedestal wash hand basin, partly tiled walls, heated towel rail, light point.



### Separate W.C.

Rear aspect UPVC double glazed window, low level W.C, light point.

## ROOM DESCRIPTIONS

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### Second Floor

#### Bedroom 1

Rear aspect UPVC double glazed window, light and power points, radiator, range of built-in wardrobes, front aspect Velux window, eves storage.



#### En-suite Bathroom

Rear aspect UPVC double glazed window, built-in shower, low level W.C, pedestal wash hand basin, light point, extractor, heated towel rail, partly tiled walls.



### Outside

#### Front Garden

Paved garden with pathway to front door.

#### Rear Garden

Raised decking area nearest to house, mainly laid to lawn with pathway leading to rear gate and Garage.

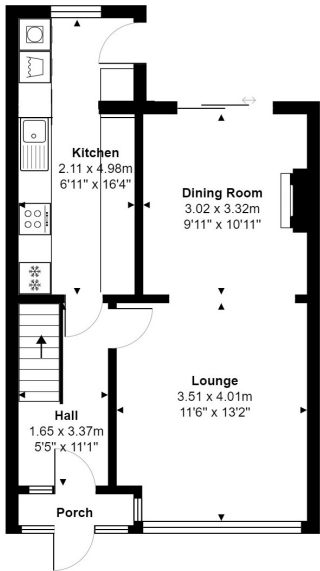


#### Garage

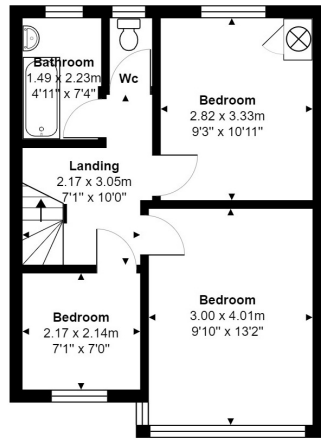
With metal up and over door, window and door to Garden.



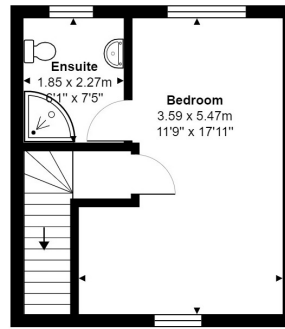
# FLOORPLAN



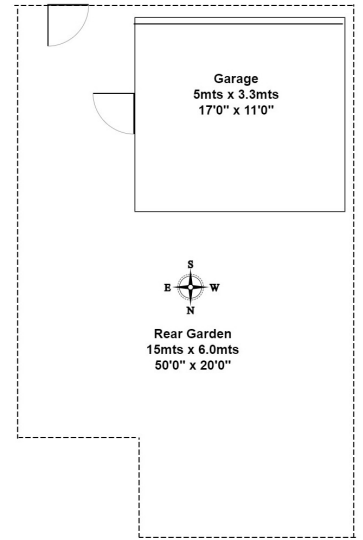
Ground Floor



First Floor



Second Floor



Garden

Total Area: 108.4 m<sup>2</sup> ... 1167 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.