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## 2 Myrtle House Lees Road, Brabourne Lees, Ashford, Kent. TN25 6QE.

**£335,000 Freehold**

### Property Summary

"I was very impressed with the improvements the current owner has made to the property. The landscaped cottage garden is a pleasant space to relax in". - Sam Newman, Senior Sales Executive.

**\*\*GUIDE PRICE OF £330,000-£350,000\*\***

We are delighted to market this two bedroom terrace cottage situated on Lees Road in the Brabourne Lees village.

The current owners has extensively improved the property to include redecoration throughout, new carpets, new windows, external doors, new ensuite and recently installed multi fuel burner. Externally the rear garden has been recently landscaped and pebbled for low maintenance.

When entering the property you arrive into a porch area, which leads into a 23ft living room with a multi-fuel burner and a sash bay window to the front. This leads through to the good sized 23ft kitchen/diner with fitted units.

On the first floor there is a generous sized landing which is currently used as a study/office space. There are two double bedrooms to the front and the rear of the property with the master bedroom boasting an ensuite shower room. There is also a separate family bathroom.

The enclosed rear garden is accessed via patio doors to the rear of the property with an ideal patio area for entertaining. The patio area then leads up to a pebbled/stoned area with flower beds, hedges and shrubs which makes the most idyllic cottage garden. There are also two sheds to remain.

The property offers the opportunity to live in the heart of Brabourne Lees village, within short walking distance of a convenience stores, post office and public houses. There is also a primary school nearby in the neighbouring village of Smeeth. Ashford is within close proximity and offers a wider range of amenities to include shops, leisure facilities, school and restaurants. When commuting the international train station and M20 motorway provide good links across the county.

### Features

- Two Bedroom Terraced Cottage
- Ensuite Shower & Separate Bathroom
- New Windows Throughout
- Gas Central heating
- Council Tax Band C
- 23ft Kitchen/Diner
- Village Location
- New Multi Fuel Burner
- EPC Rating: C

## Ground Floor

### Front Door To

### Porch

Wall light. Fitted Coir matting. Door leads to

### Living Room

22' 7" x 10' 5" (6.88m x 3.17m) Double glazed sash bay window to front. Feature fireplace. Wall lights. New Mammoth multi-fuel burner. BT point. Mobile thermostat. Newly fitted carpet. Radiator.

### Kitchen/Dining Area

23' 0" x 10' 5" (7.01m x 3.17m) Obscured double glazed window to side. Patio doors to rear. Range of base and wall units with wooden worktops. Ceramic butler sink. Neff electric oven. Neff gas hob. Hotpoint integrated dishwasher. Integrated Beko washing machine. Integrated fridge/freezer. Recess lighting. Wall lights Extractor. Tiled flooring. BT & TV point. Vertical radiator. Plinth heater.

## First Floor

### Landing/Study Area

Double glazed obscured window to side. Cupboard housing boiler. Loft access. Recess lighting. BT & TV point. Newly fitted carpets. Radiator.

## Bedroom One

17' 2" max x 14' 1" max (5.23m x 4.29m) Double glazed window to front and feature circular window. BT point. Fitted carpet. Recess lighting. Door to

### Ensuite

New ensuite to include ,low level WC, rectangular basin and vanity unit, large shower cubicle with overhead shower and separate shower attachment. Chrome towel rail. Localised white tiling. Tiled floor. Extractor. Recess lighting.

## Bedroom Two

11' 1" x 8' 4" (3.38m x 2.54m) Double glazed window to rear. Fitted wardrobes to one wall recess lighting. New carpets. Radiator. BT point.

## Bathroom

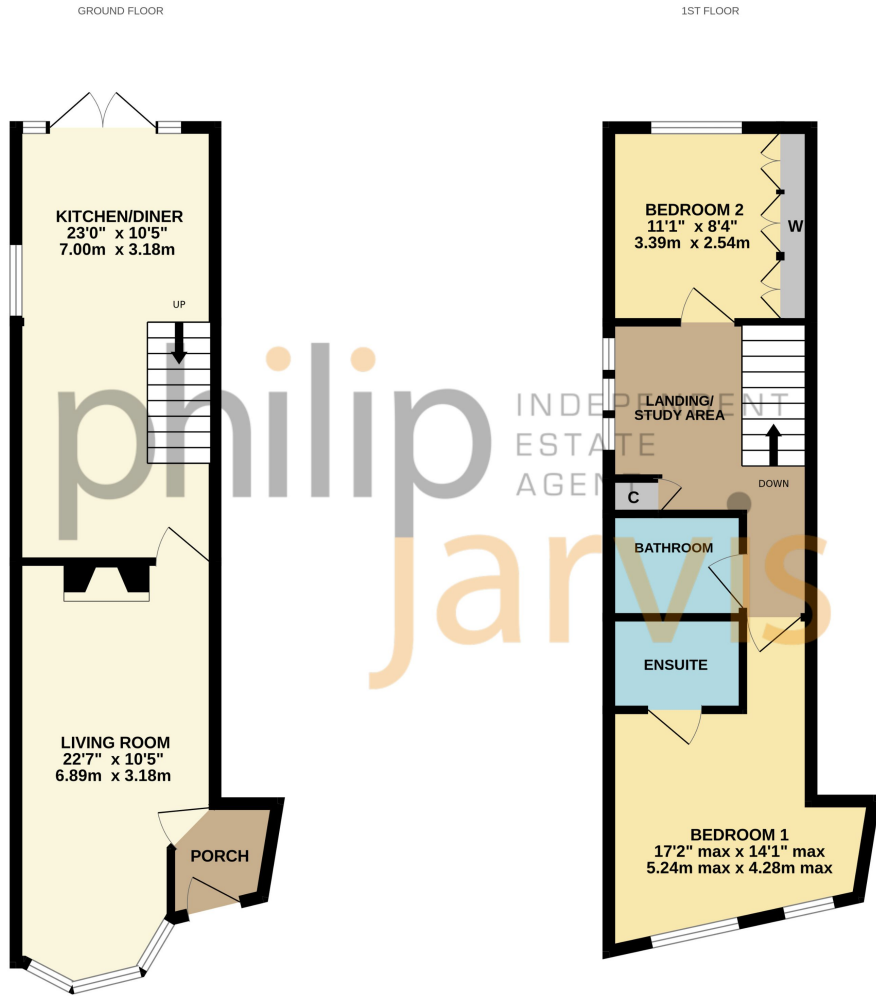
Velux window to side. White low level WC. Pedestal hand basin. Panelled bath with shower over. Chrome towel rail. Localised tiling. Tiled floor. Extractor. Recess lighting. Access to storage.

## Exterior

### Rear Garden

Secure rear garden with retaining wall. Patio area. Steps leading to pebbled area. Flower beds. Well established hedging and shrubs. Two sheds to remain. Outside light.





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+)	70	86		
A				
(81-91)				
B				
(69-80)				
C	70	86		
(55-68)				
D				
(39-54)				
E				
(21-38)	70	86		
F				
(1-20)	70	86		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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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.