



5 Newhaven Crescent, Ashford, Surrey. TW15 1PB

- Entrance Porch
- Spacious Living Room
- Dining Room
- Extended Kitchen
- Large Conservatory
- Three Double Bedrooms
- Bathroom + Down Stairs WC
- Detached Garage
- Beautiful Garden
- Private Driveway



PROPERTY DESCRIPTION

A rare opportunity to acquire such a unique and spacious detached property with double storey extension, detached garage and large driveway/ garden benefiting from the expanding fanned corner plot. Conveniently located in a popular and quiet residential cul-de-sac, backing onto the picturesque lakeside sportsground park with access to local schools and amenities as well as being just a short distance from Ashford High Street. The vendor is purchasing onwards, but is part of a complete and very small chain guaranteed to proceed.



ROOM DESCRIPTIONS

Entrance

Approached via a front aspect porch with UPVC door, carpeted flooring leading through the hallway with stairs and cupboards underneath.

Dining Room

2.14m x 3.51m (7' 0" x 11' 6") Rear aspect double glazed window, carpeted flooring and wall mounted electric radiator.

Living Room

3.36m x 6.29m (11' 0" x 20' 8") Front aspect double glazed windows, gas fireplace with brick mantle piece, carpeted flooring and wall mounted radiator.

Conservatory

5.91m x 3.31m (19' 5" x 10' 10") Rear and side aspect double glazed windows/ doors to garden, laminate flooring, built in bar and wall mounted gas radiator.

Kitchen

4.04m x 5.09m (13' 3" x 16' 8") Side aspect double glazed windows overlooking garden, a modern range of eye and base level units with integrated peninsular, drainage sink, oven, grill, electric hob, extractor fan and space for white goods. Tiled floor and splash backs.

Downstairs WC

Low level WC, pedestal wash basin and tiled floor.

First Floor Landing

Side aspect double glazed window, carpeted flooring, built in storage cupboard and loft hatch.

Principle Bedroom

4.04m x 5.36m (13' 3" x 17' 7") Dual side aspect double glazed window, built in wardrobes, carpeted flooring, wall mounted double radiator as well as a corner shower and sink.

Bedroom Two

3.36m x 3.56m (11' 0" x 11' 8") Front aspect double glazed window, built in wardrobes, carpeted flooring and wall mounted radiator.

Bedroom Three

2.73m x 2.67m (8' 11" x 8' 9") Rear aspect double glazed window, carpeted flooring and wall mounted radiator.

Bathroom

Front aspect double glazed window with frosted glass, roll top bath with shower attachment and pedestal wash basin.

Separate WC

Low level WC and carpeted flooring.

Garage

5.73m x 2.56m (18' 10" x 8' 5") Approached via front aspect up and over door, power, lighting and side door to garden.

Garden

Benefitting from a fanned, corner plot garden mostly laid to lawn with planted borders, pond and block paved patio. Side access to drive and garage.



FLOORPLAN

GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.

