



17 Echelforde Drive, Ashford, TW15 2ER

STUNNING FOUR BEDROOM, TWO BATHROOM DETACHED PROPERTY NESTLED AT THE END OF MUCH SOUGHT AFTER CUL-DE-SAC IDEALLY LOCATED FOR TOWN CENTRE. Constructed approximately 13 years ago to the highest of standards, the property briefly comprises a spacious lounge, luxury kitchen/diner, study, downstairs W.C, four double bedrooms (en-suite to Bed 1), further family bathroom, large rear garden, double garage and parking. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Ground Floor

Covered Porch

With double glazed door leading to:

Entrance Hall

Recessed downlighters, power points, solid oak floor with underfloor heating, understairs storage cupboard, large built-in storage cupboard housing wall mounted gas boiler, fusebox and meters. Stairs to first floor and doors to:

Kitchen/Diner

Rear aspect UPVC double glazed French doors to garden, side aspect UPVC double glazed windows, range of modern fitted units at eye and base level with granite worktops, stainless steel underslung sink with mixer tap, integrated dishwasher and washing machine, solid oak flooring with underfloor heating, recessed downlighters.

Lounge

Front aspect UPVC double glazed window and rear aspect UPVC double glazed doors to garden, recessed downlighters, power points, solid oak flooring with underfloor heating.

Study

Side aspect UPVC double glazed window, light and power points, solid oak flooring with underfloor heating.

Downstairs W.C.

Ceramic circular bowl sink unit inset to cabinet, low level W.C, solid oak flooring with underfloor heating.

First Floor

Landing

Front aspect UPVC double glazed window, light and power points. Doors to:

Bedroom 1

Rear aspect UPVC double glazed window, light and power points, range of built-in wardrobes providing ample hanging and shelving space, double radiator. Door to:

En-suite Shower Room

Side aspect UPVC double glazed window, fully-tiled double shower cubicle, low level W.C and wash hand basin inset to cabinet. Chrome heated towel rail, tiled flooring with underfloor heating, light and extractor.

Bedroom 2

Rear aspect UPVC double glazed window, recessed downlighters, double radiator, range of built-in wardrobes.

Bedroom 3

Front aspect UPVC double glazed window, recessed downlighters, single radiator.

Bedroom 4

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

Bathroom

Rear aspect UPVC double glazed window, modern white three piece bathroom suite comprising panel enclosed shower bath, low level W.C and ceramic circular bowl sink unit inset to cabinet. Tiled flooring with underfloor heating, light and extractor.

Outside

Front Garden

Mainly laid to paving providing extensive off-street parking.

Rear Garden

Numerous paved patio areas nearest to house, extensive lawn area, outside tap and light, timber outbuilding to rear, gated side access to front.

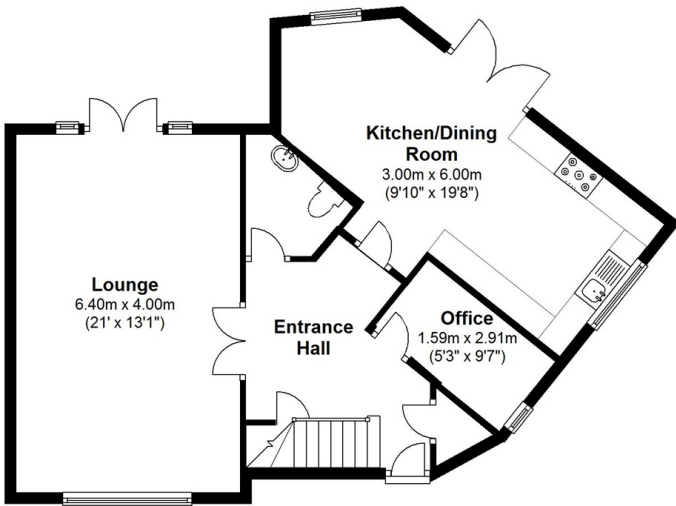
Double Garage

With electric roller door, light and power.

FLOORPLAN

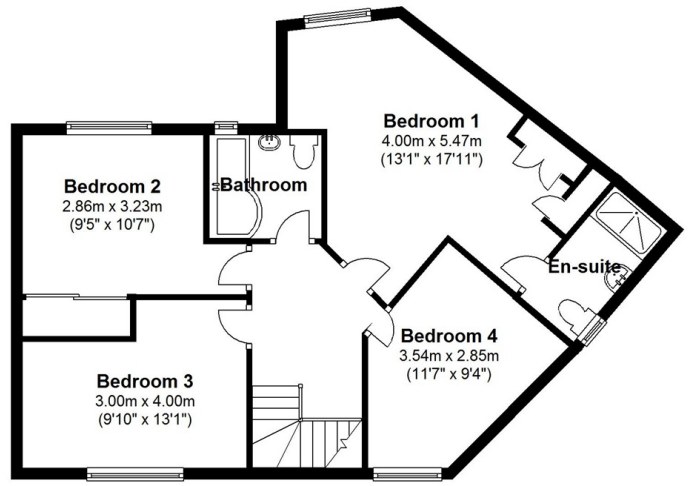
Ground Floor

Approx. 68.2 sq. metres (734.4 sq. feet)



First Floor

Approx. 65.6 sq. metres (706.4 sq. feet)



Total area: approx. 133.9 sq. metres (1440.8 sq. feet)