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Jarvis

81 Ashford Road, Bearsted, Kent. ME14 4BS.

Guide Price £550,000 Freehold

Property Summary

"This is such a well proportioned home and it is a perfect location for any growing family." - Matthew Gilbert, Branch Partner.

GUIDE PRICE OF £550,000-£575,000

Available to the market is this extended character home found within the very much sought after Bearsted Area, conveniently located for shops, cafes, restaurants, pubs and all other local amenities, this property should be viewed at your earliest convenience.

This incredibly attractive home is presented to include entrance hall, lounge, dining room, kitchen, utility room and WC. Whilst to the first floor there are four bedrooms, and a family bathroom.

There is a study or hobbies room which was once the garage and a very impressive outbuilding at the bottom of the garden which is soundproofed and has power and light.

The property sits on a large plot with front and rear gardens and also offers ample of off road parking, double glazing and gas central heating.

Features

- Guide Price of £550,000-£575,000
- Character Features
- Thoughtfully Extended
- Landscaped Gardens
- EPC Rating: D
- Four Bedroom Semi Detached Home
- Ample Off Road Parking
- Sought After Location
- Downstairs WC & Utility Room
- Council Tax Band E

Front Door To

Hall

Stained glass window to front. Radiator. Stairs to first floor with cupboard under housing consumer unit. Picture radiator. Picture rail. Smoke alarm.

Lounge

15' 2" x 13' 6" (4.62m x 4.11m) Double glazed leaded bay window to front with shutters. Radiator. TV and BT point. Gas feature fireplace with surround. Picture rail. Wall lights. Picture rail. Folding doors to

Dining Room

13' x 12' 6" (3.95m x 3.80m) Double glazed French doors to rear. Radiator. Picture rail.

Inner Hall

Double glazed window to side. Built in storage cupboard. Radiator. Picture rail.

Kitchen

14' 11" x 9' (4.54m x 2.75m) Double glazed window to rear. Double glazed door to rear. Modern range of base and wall units with one and a half bowl sink and drainer. Five ring gas hob with extractor above. NEFF double oven and AEG microwave. Integrated NEFF dishwasher. Integrated AEG tall fridge/freezer. Cupboard housing has boiler. Tall feature radiator.

Utility Room

Double glazed leaded window to rear. Double glazed window to side. Door to side access. Radiator. Base units with space for washing machine and separate tumble dryer. Wall mounted cupboard. Picture rail. Door to

WC

Double glazed obscured window to side. Radiator. Picture rail. Low level WC. Wash hand basin. Localised tiling.

First Floor

Landing

Double glazed leaded window to side. Smoke alarm. Hatch to loft access. Radiator. Picture rail.

Bedroom One

12' 6" x 12' 2" (3.82m x 3.72m) Double glazed leaded window to front with shutters. Radiator. Built in wardrobes cupboard and dresser. Radiator. Picture rail.

Bedroom Two

12' 11" x 12' 5" (3.93m x 3.79m) Double glazed window to rear. Radiator. Picture rail. Built in wardrobes. Cupboard housing water tank.

Bedroom Three

12' 8" x 9' 7" (3.87m x 2.91m) Double glazed window to rear. Radiator. Picture rail. Built in wash hand basin with cupboard.

Bedroom Four

9' 5" x 6' 9" (2.87m x 2.06m) Double glazed leaded window to front with shutters. Radiator. Picture rail. Radiator.

Bathroom

Double glazed leaded obscure window to front. Suite comprising of low level WC, wash hand basin, panelled bath and walk in shower with Aqualisa electric shower. Localised tiling. Chrome heated towel rail.

Office/Hobbies Room

Double glazed leaded window to front. Two double glazed Velux windows to side. Double door and double glazed window to rear. Wall and base cupboard for sink.

Exterior

Front Garden

Lawned area. Trees, shrubs and plants to borders. Outside light.

Parking

Extensive parking area for several vehicles.

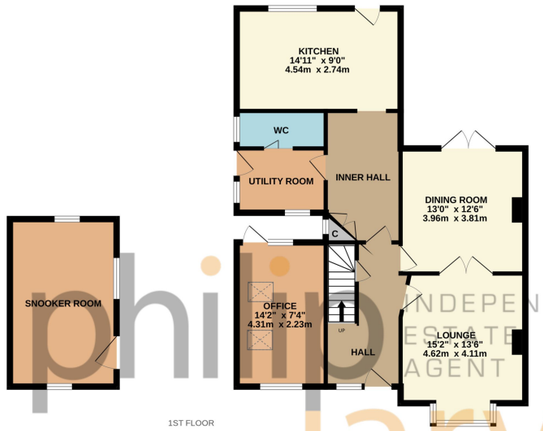
Rear Garden

Mainly laid to lawn. Concrete pathway and entertaining area. Rockery. Raised decking area with pergola. Outside electric points. Outside tap. Three shed to remain. Slated beds Outside security lighting.

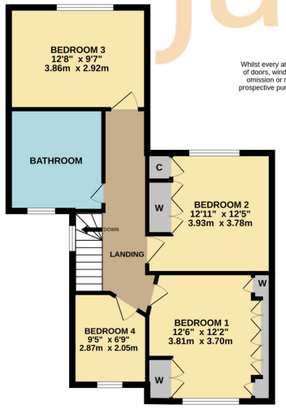
Snooker Room

Double glazed window to front. Double glazed door to front. Double glazed window to both sides. Power and light. Fuse box.

GROUND FLOOR



1ST FLOOR



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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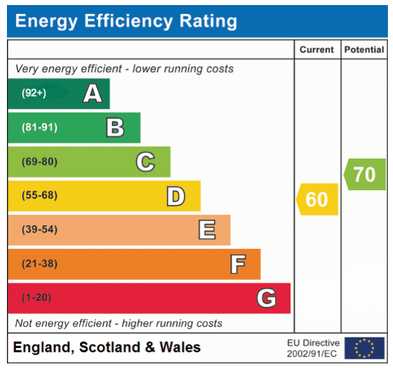

Viewing Strictly By Appointment With

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.

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