



## 32 Sir Bernard Paget Avenue, Ashford

Offers in Region of £385,000

# 32 Sir Bernard Paget Avenue

Ashford, Ashford

Stylish 3-bed end of terrace in sought-after Repton Park. En-suite master bedroom, well-equipped kitchen, spacious lounge/diner. Secluded garden with wooden pergola, car port, and shed. Ideal modern living near amenities. Book your viewing today!

Council Tax band: D

Tenure: Freehold

- Top floor master bedroom with en-suite
- Close proximity to Waitrose supermarket & other Amenities
- End of terrace family home
- Three double bedrooms
- Popular Repton Park location
- Kitchen/Breakfast Room
- Lounge/Diner with French Doors to Garden
- Secluded Rear Garden with Pergola
- Double Length Car Port with Storage to Rear



### Hallway

With stairs to first floor, doors to lounge/diner, kitchen/breakfast room and cloakroom.

### Cloakroom

With low level wc, wash hand basin and obscured window to front.

### Kitchen/Breakfast Room

18' 2" x 8' 6" (5.54m x 2.59m)

With bay to front, range of gloss white cupboards and drawers beneath work surfaces and further range of wall mounted units. Window to side, 1 and half bowl stainless steel sink with mixer tap and drainer. Cupboard housing wall mounted boiler. 4 ring gas hob with extractor fan over and low level oven. Integrated fridge/freezer.

### Lounge/Diner

15' 9" x 14' 5" (4.80m x 4.39m)

With large under stairs cupboard and French doors leading to rear garden.

### Landing

With stairs leading to first floor and handy open plan area which would make an idea study area.

### Bedroom

16' 4" x 9' 10" (4.98m x 3.00m)

Carpeted with window to rear and range of built in wardrobes.

### Bedroom

11' 10" x 8' 1" (3.61m x 2.46m)

Carpeted with window to front.

### Family Bathroom

White suite comprising low level wc, pedestal wash hand basin, panelled bath and extractor fan.

### Second Floor

#### Master Bedroom

30' 2" x 11' 6" (9.19m x 3.51m)

Double aspect with Juliet balcony to front and rear, 2 large built in storage cupboards and further dressing area.



## REAR GARDEN

The rear garden is mostly laid to lawn with flower and shrub borders, there is also a patio area covered by wooden pergola and timber shed. There is also a personal door to rear of car port storage area.

## CAR PORT

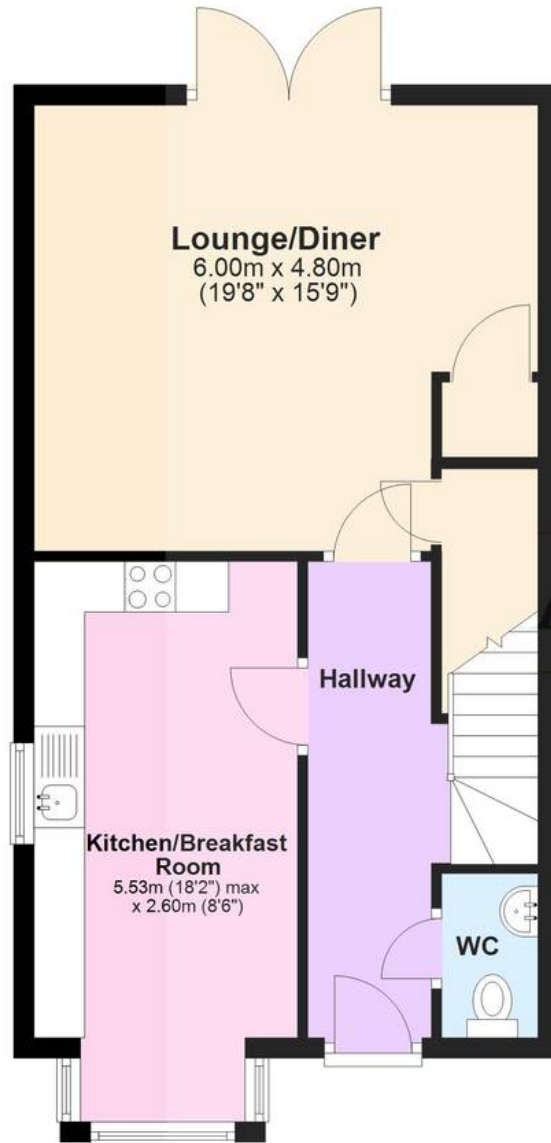
2 Parking Spaces

Double length car port with storage to rear which benefits from personal door to rear garden.



## Ground Floor

Approx. 46.0 sq. metres (495.7 sq. feet)



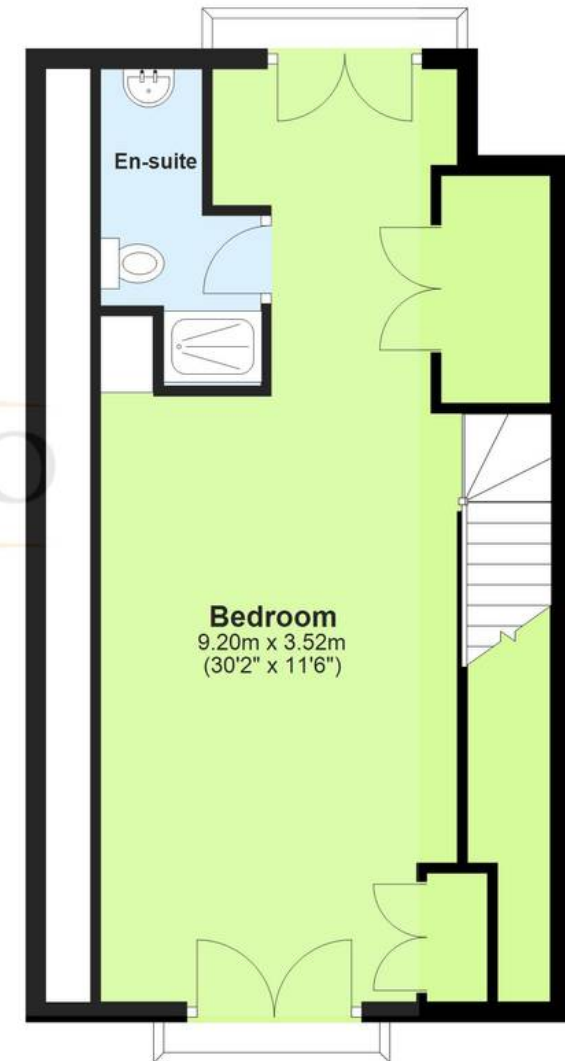
## First Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



## Second Floor

Approx. 44.8 sq. metres (481.8 sq. feet)



Total area: approx. 134.9 sq. metres (1452.2 sq. feet)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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