



1 The Cedars, Sellindge

Offers Over £400,000

1 The Cedars

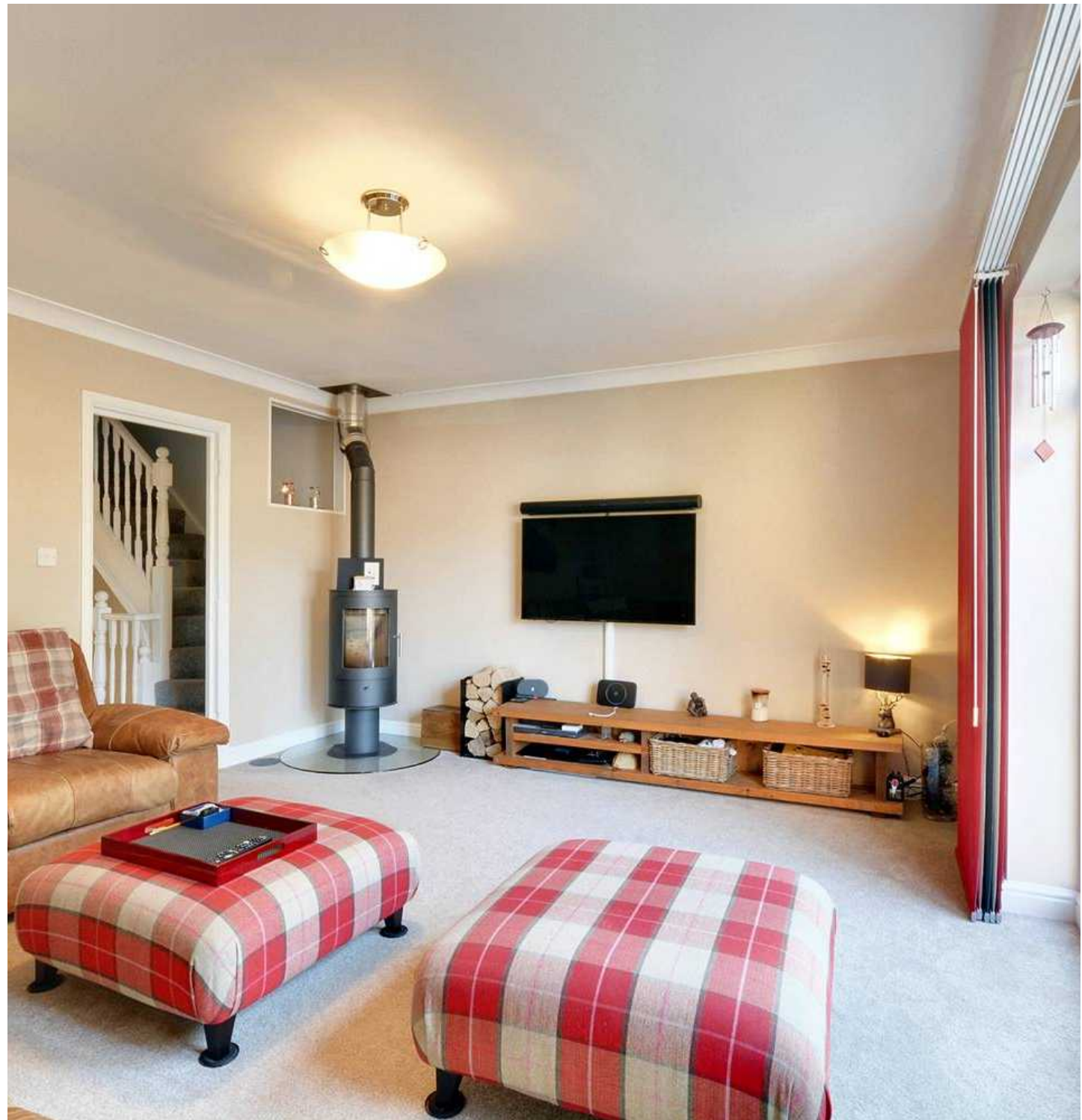
Sellindge, Ashford

A beautifully presented three-bedroom townhouse with accommodation spanning three floors, enjoying a south-facing landscaped garden, driveway parking for up to four cars and located within the village of Sellindge.

Council Tax band: D

Tenure: Freehold

- Beautifully presented 3-bedroom townhouse
- Accommodation spanning three floors
- Master bedroom with fitted wardrobes and en-suite
- Driveway parking for up to 4 cars
- South-facing landscaped garden
- Within easy reach of the m20 (jct 11)
- Located within the village of Sellindge



Hallway

Glazed uPVC door to the front, stairs to first floor, internal door to garage, radiator, carpet laid to the floor.

Utility Room

Base units with work surface over and inset stainless steel sink/drain, plumbing and space for washing machine, WC, wash basin, tiled splash back, vinyl flooring. Useful storage space beneath the stairs.

First Floor Landing

Door to kitchen/diner, stairs up to split level, radiator, carpet laid to the stairs and landing.

Kitchen/Diner

13' 10" x 15' 3" (4.22m x 4.66m)

Modern fitted kitchen comprising matching wall and base units with Oak work surfaces over, inset stainless steel 1.5 bowl sink/drain, built-in electric eye level double oven, 4-ring gas hob with extractor over, integrated dishwasher, plumbing and space for American style fridge/freezer. Glass splash back, engineered wood floor with under-floor heating. Dual aspect room with windows to the rear and door leading out, plus French doors to the side leading to the garden.

Bathroom

Modern 4-piece bathroom suite comprising a large rectangular walk-in shower enclosure with thermostatic shower, free-standing bath with mixer taps, WC, wash basin, towel radiator, extractor fan, partly tiled walls and carpet laid to the floor.

Lounge

13' 0" x 15' 3" (3.95m x 4.66m)

Windows and Juliet door to the front, cylindrical feature log burner with glass hearth, radiator, carpet laid to the floor.

Landing

Doors to bedrooms 2 & 3, split landing to bedroom 1, airing cupboard housing hot water cylinder, carpet laid to the stairs and landing.



Bedroom 2

8' 4" x 13' 9" (2.53m x 4.20m)

Window to rear, radiator, carpet laid to the floor.

Bedroom 3

6' 9" x 10' 6" (2.05m x 3.21m)

Window to the rear, radiator, carpet laid to the floor.

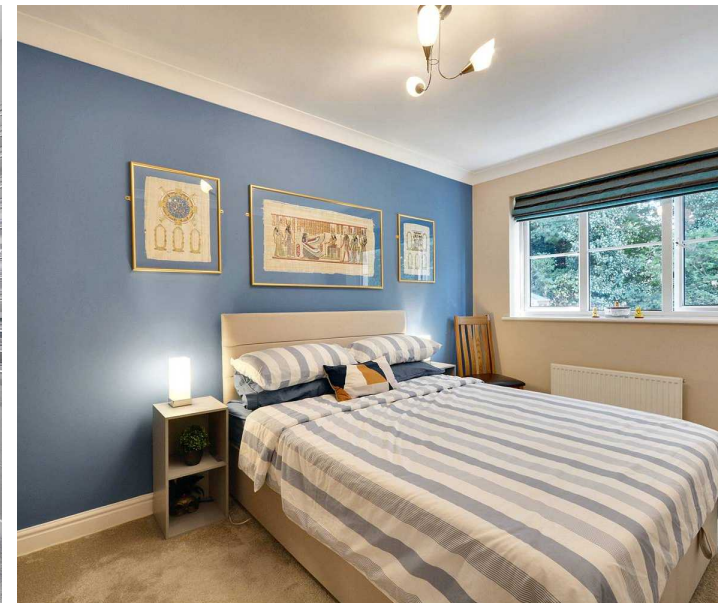
Bedroom 1

10' 6" x 13' 3" (3.21m x 4.03m)

Windows to the front, built-in wardrobes, radiator, carpet laid to the floor.

En Suite

Modern en-suite featuring a large rectangular wall-in shower enclosure with thermostatic shower, WC, wash basin, towel radiator, extractor fan, shaver socket, partly tiled walls and laminate flooring.



REAR GARDEN

A beautifully landscaped garden, making the most of the southerly aspect, with a decked seating area adjacent to the side of the house, patio to the rear of the house, upper tiered garden with summer-house, lawned garden with planted borders and secondary decked seating area with garden cabin/home office, Hot Tub area and garden shed, with fenced boundaries and gated side access.

GARAGE

Single Garage

Converted garage.

OFF STREET

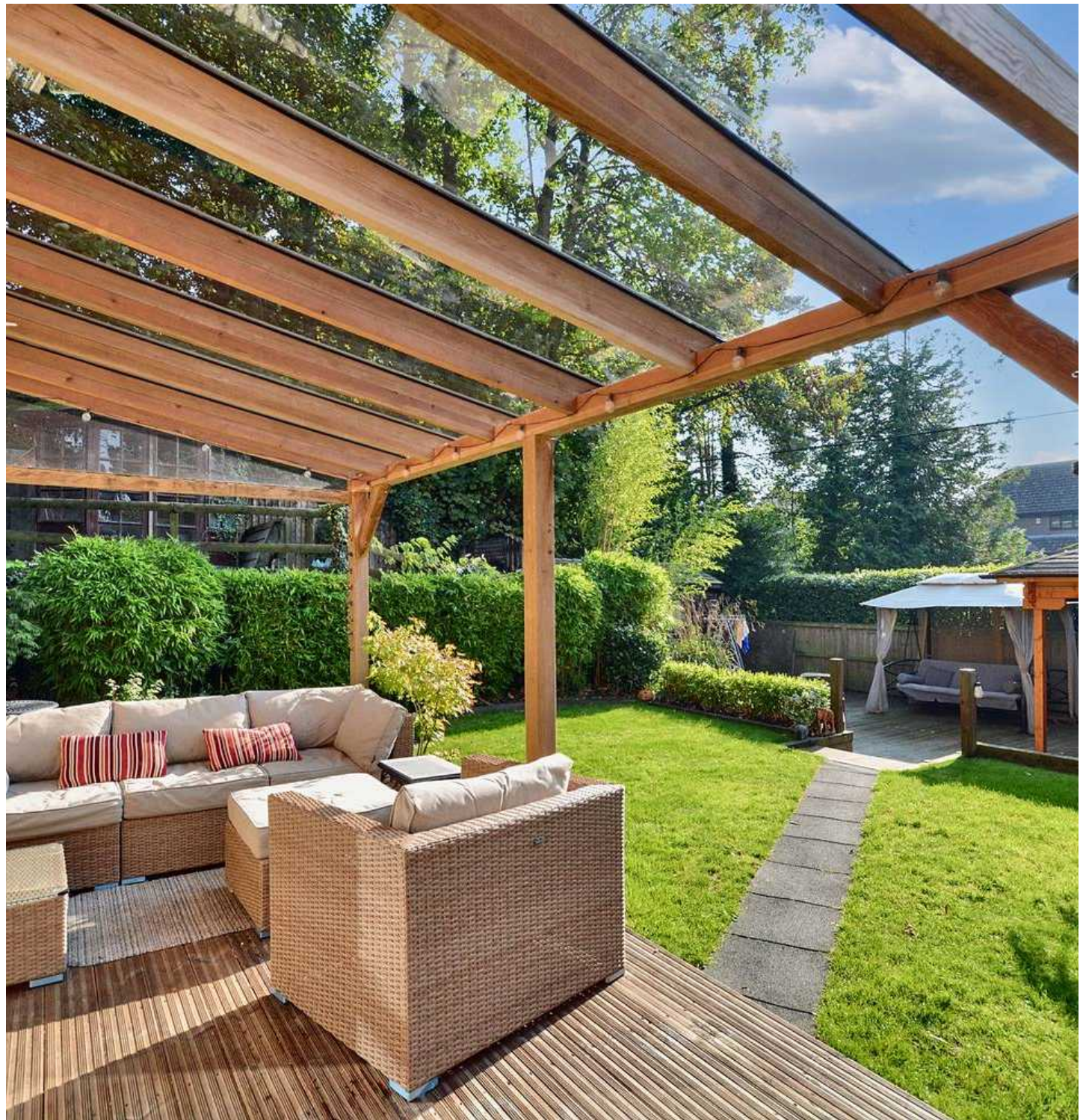
3 Parking Spaces

Block paved driveway parking to the front of the house for up to 3 cars,

DRIVEWAY

1 Parking Space

Driveway to the front of the garage allowing parking for 1 car.





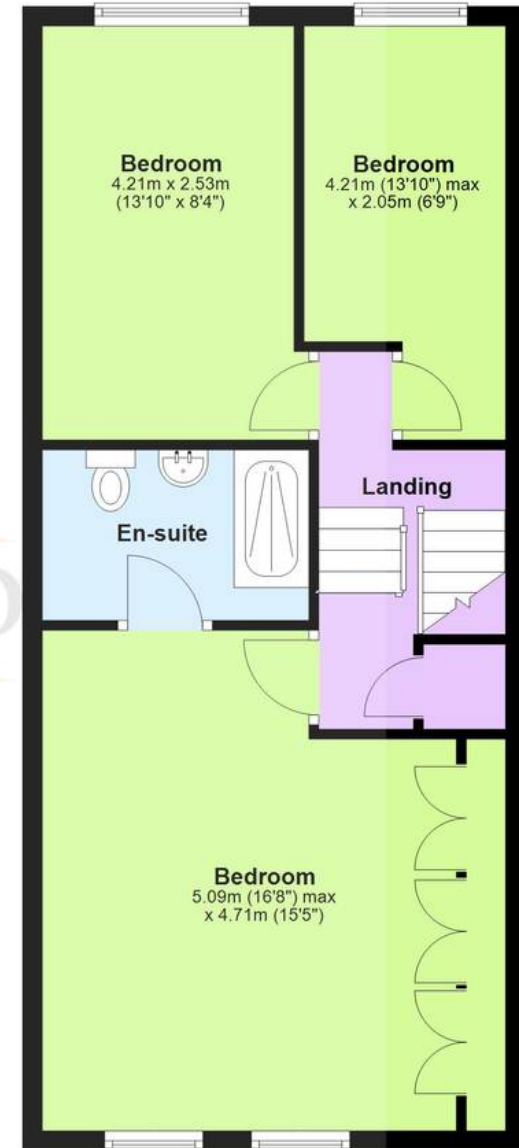
First Floor

Approx. 51.2 sq. metres (551.0 sq. feet)



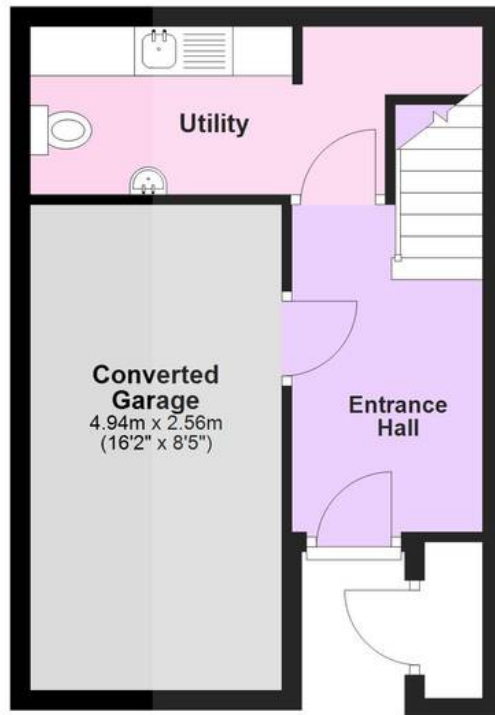
Second Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



Ground Floor

Approx. 27.9 sq. metres (300.5 sq. feet)



Total area: approx. 131.9 sq. metres (1419.7 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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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