



## 4 Warren View, Ashford

Guide Price £500,000



## 4 Warren View

Ashford, Ashford

This four-bedroom detached home is located within the highly sought-after Orchard Heights development. Nestled within a peaceful cul-de-sac, this property offers a desirable and convenient location.

Council Tax band: E

Tenure: Freehold

- Offers in the region of £500,000
- Sought After Orchard Heights Location
- Four Bedroom Detached House
- Garage and Off road Parking
- Downstairs Cloakroom
- En-suite Shower
- South east Facing Garden



**Hall**

13' 8" x 6' 5" (4.17m x 1.96m)

Upvc entrance door. Laminate flooring. Radiator to the wall. Understairs cupboard.

**Cloakroom**

Tiled floor. Window to the side. W.C and handbasin.

**Lounge**

14' 1" x 11' 3" (4.28m x 3.42m)

Carpet laid to floor. Window to the front. Feature fireplace. Radiator to the wall.

**Dining Room**

8' 10" x 8' 10" (2.69m x 2.69m)

Carpet laid to floor. Radiator to the wall. French doors leading to the rear garden.

**Kitchen**

10' 0" x 8' 10" (3.05m x 2.69m)

Tiled floor. Window to the rear. Work surface with tiled splashbacks and a one and a half metal sink and drainer. Floor and wall storage units. Gas hob, oven and overhead extractor. Integral fridge.

**Utility Room**

8' 6" x 5' 9" (2.60m x 1.74m)

Tiled floor. Window to the rear. Upvc door to the side access. Worksurface with tiled splashbacks and a metal sink and drainer. Storage units and space for a washing machine and dishwasher.

**Lobby area**

8' 2" x 4' 3" (2.50m x 1.29m)

Tiled floor. Small work surface. Boiler. Space for a fridge freezer and tumble dryer.

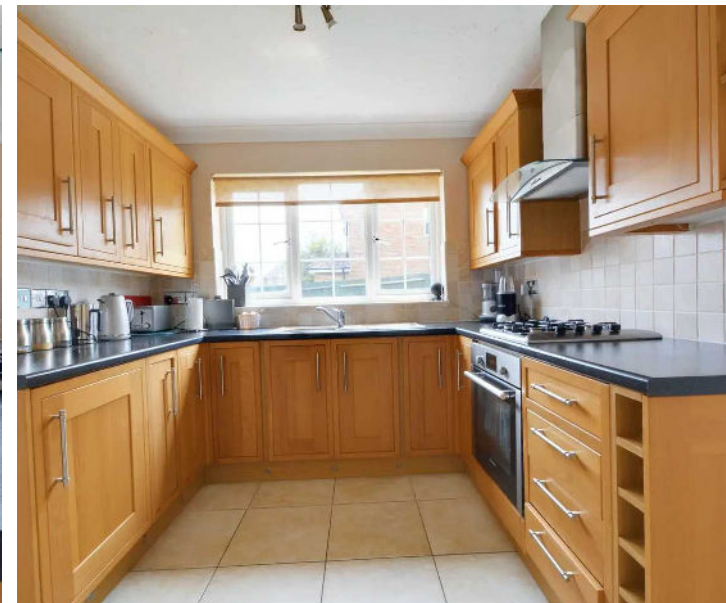
**Landing**

Carpet laid to floor. Window to the rear. Storage cupboard. radiator to the wall. Loft access.

**Shower Room**

8' 4" x 5' 7" (2.53m x 1.70m)

Tiled floor and walls. Large shower cubicle. Window to the rear. Heated towel radiator. Spot lamps to the ceiling. W.C





**FRONT GARDEN**

Mainly Laid to lawn with slate chippings and side access.

**REAR GARDEN**

Mainly laid to lawn with a patio area.

**GARAGE**

Single Garage

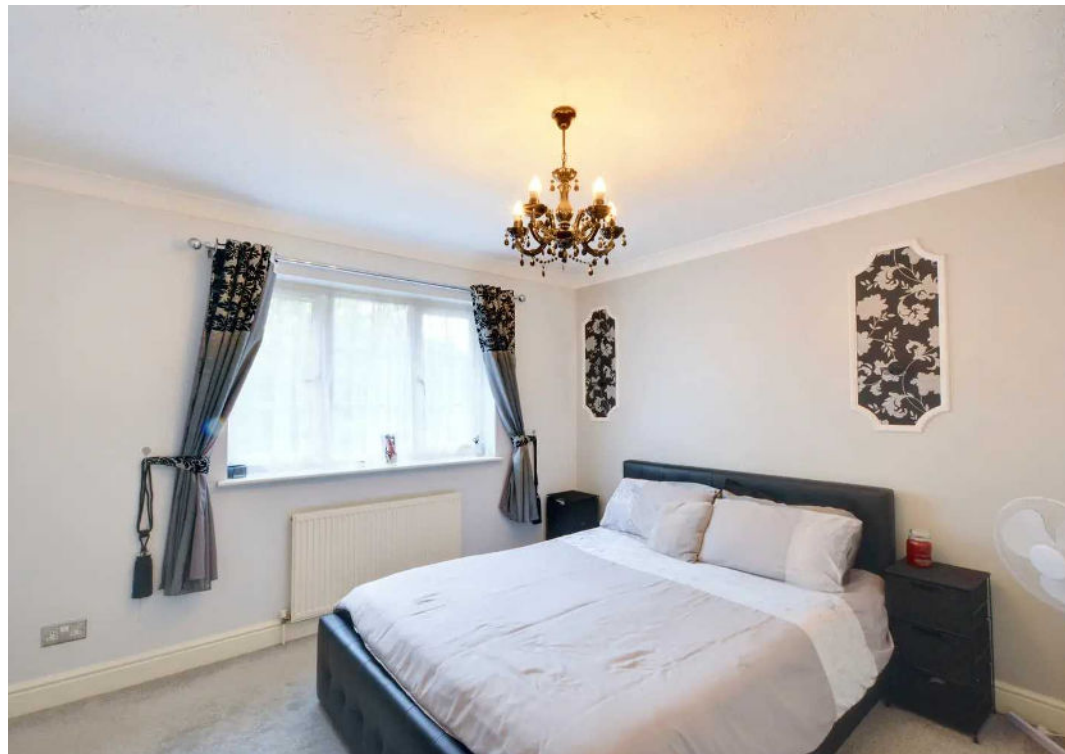
Driveway for 2 cars.





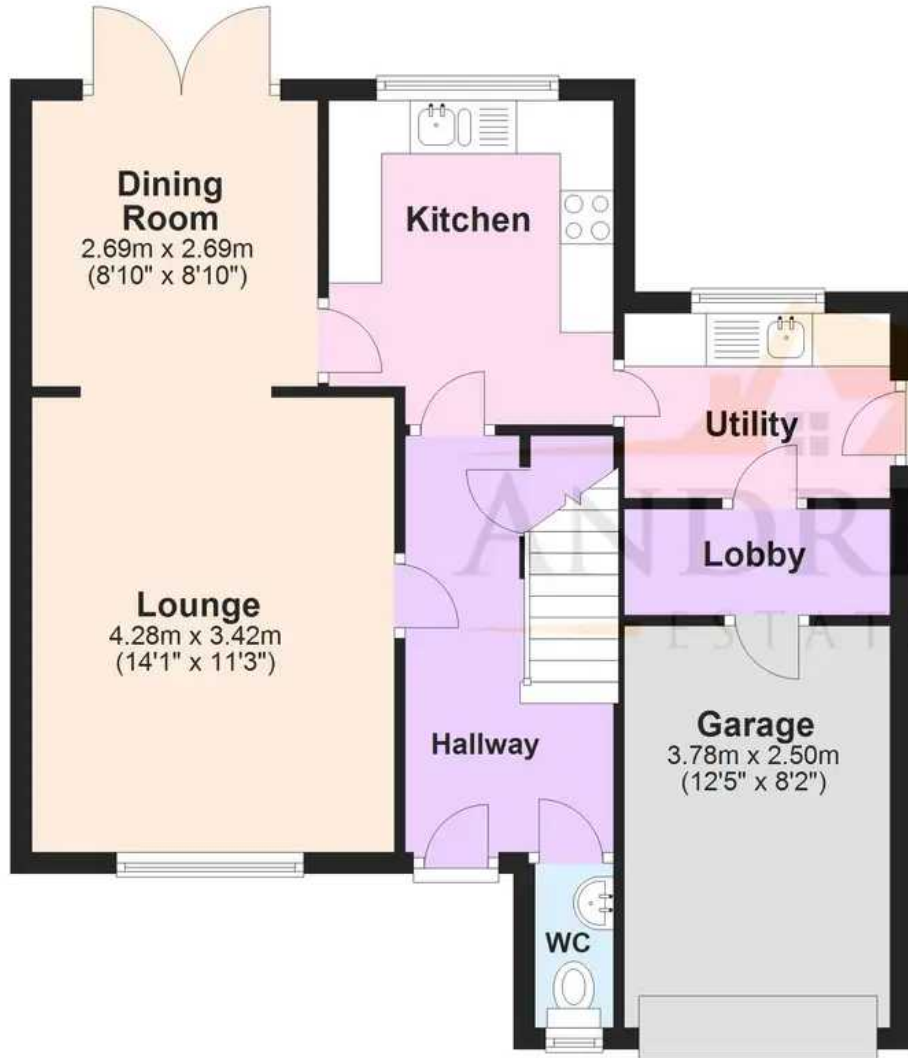






## Ground Floor

Approx. 57.4 sq. metres (618.3 sq. feet)



## First Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



Total area: approx. 113.5 sq. metres (1221.4 sq. feet)

Plans are for layout purposes only and are 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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