



**Hythe Road, Ashford**

**£370,000**

# 153 Hythe Road

Ashford, Ashford

Desirable 3-bed semi-detached house with garage and driveway parking. Well-appointed interior includes 2 reception rooms and wet room. Mature garden with summer house. Potential to extend. Walking distance to town centre and international station.

Council Tax band: C

Tenure: Freehold

- Garage & Driveway Parking To Front For Multiple Vehicles
- Beautiful mature rear garden
- Potential to extend (stpp)
- Downstairs wet room & upstairs bathroom
- Good Size Plot
- Two Reception Rooms
- Walking Distance To Town Centre & International Station



### Hallway

Spacious hallway, carpeted, doors to all rooms, stairs to first floor.

### Lounge

13' 6" x 13' 11" (4.12m x 4.25m)

Bay window to front, fireplace with log burner, carpeted.

### Dining Room

10' 3" x 11' 7" (3.13m x 3.54m)

Patio doors to rear garden, carpeted.

### Kitchen

14' 0" x 6' 11" (4.26m x 2.12m)

Range of wall and base cabinets, larder cupboard, understairs storage cupboard, door to utility area.

### Utility

Sliding door to garden, space for appliance.

### Wet Room

Downstairs wet room, shower, WC & wash hand basin.

Fully tiled walls, window to side.

### Landing

### Bedroom

13' 5" x 12' 10" (4.09m x 3.92m)

Bay window to front, fitted wardrobe, carpeted.

### Bedroom

10' 3" x 11' 7" (3.13m x 3.54m)

Window to rear, fitted wardrobes both sides of chimney breast and additional cupboard to opposite side, carpeted.

### Bedroom

8' 7" x 8' 0" (2.61m x 2.43m)

Single bedroom to front, carpeted.

### Bathroom

Bath with shower over, WC and wash hand basin.



## **GARDEN**

Beautiful mature garden with array of trees and shrubs, summer house & green house. Mainly laid to lawn with patio area from dining room doors. Access to garage and additional gated parking area.

## **GARAGE**

Single Garage

Detached garage, behind access gates to the front of the property.

## **DRIVEWAY**

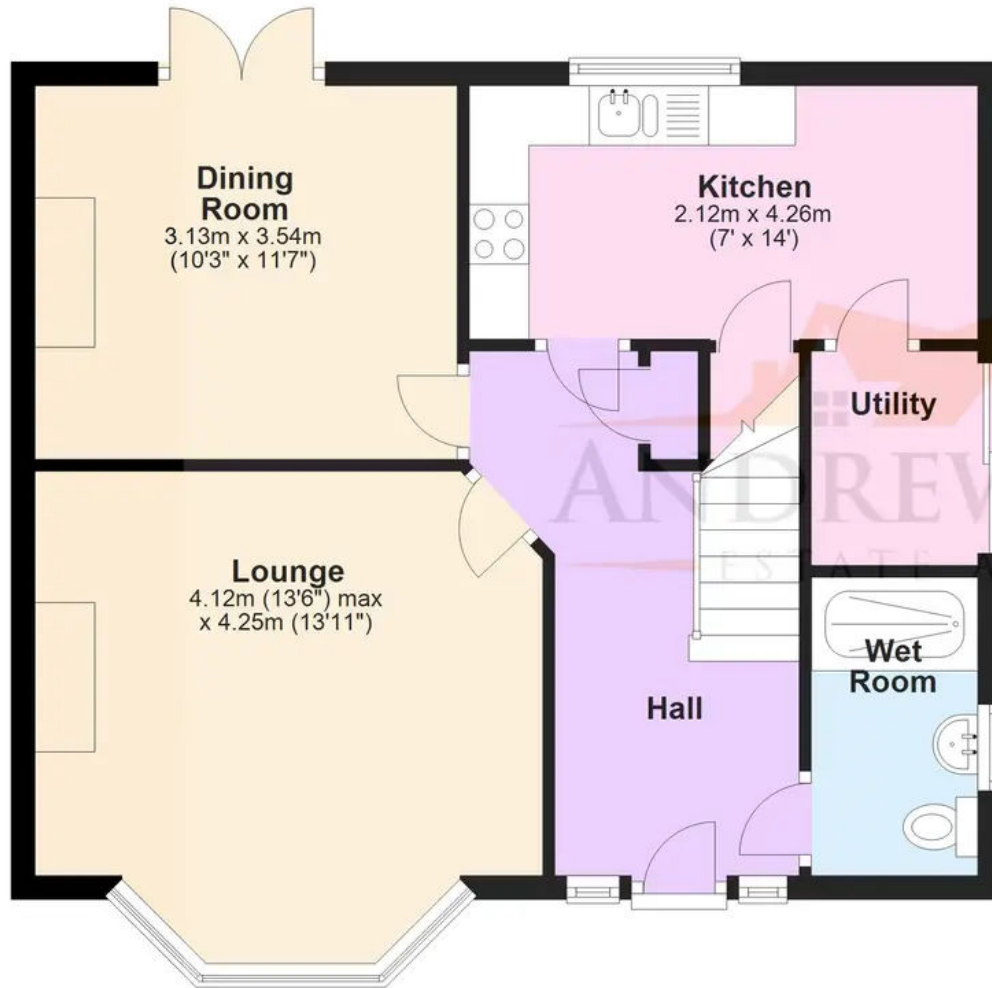
3 Parking Spaces

Driveway parking to the front for a minimum of three cars. Potential for additional parking.



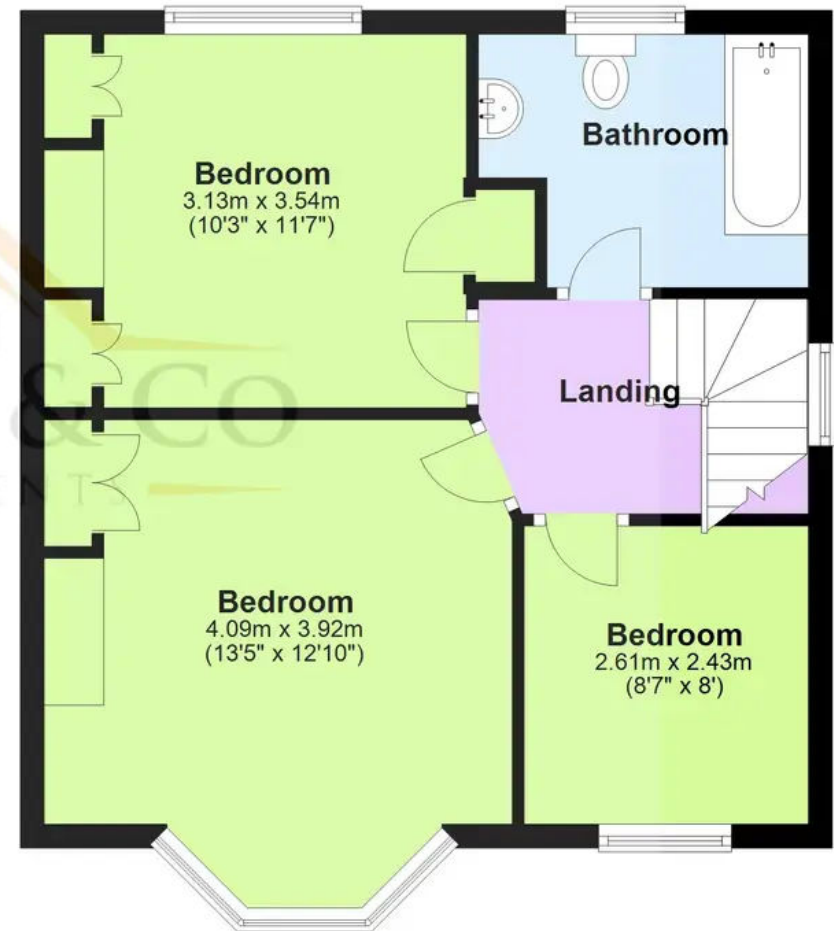
## Ground Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



## First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 105.4 sq. metres (1135.0 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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