



20 Hawks Way, Ashford
£330,000

20 Hawks Way

Ashford, Ashford

A three-bedroom link-detached house, enjoying a large corner plot offering potential for extension or further improvement, available for sale with no onward chain.

Council Tax band: D

Tenure: Freehold

- Three bedroom link-detached house
- Sitting on possibly the largest plot on the road
- Potential for extension and further improvement
- Some internal modernising required
- Garage and driveway parking for 2 cars



Entrance Hall

uPVC door to the front, doors to living room and cloakroom, radiator, carpet.

Cloakroom

Window to front, low-level WC, wash basin, radiator, carpet.

Living Room

24' 8" x 16' 6" (7.52m x 5.04m)

Bay window to the front, patio doors to the garden, doorway to kitchen, stairs to first floor, radiators, carpet.

Kitchen

9' 9" x 7' 10" (2.97m x 2.39m)

Wall and base units with work surfaces over, inset stainless steel sink/drain, free-standing electric cooker, built-in dishwasher, space for free-standing fridge/freezer, space and plumbing for washing machine. Tiled splashback, vinyl flooring. Window to the rear and door to the garden

First Floor Landing

Doors to each of the bedroom and bathroom, airing cupboard, loft access, radiator, carpet to stairs and landing.

Bedroom 1

13' 3" x 9' 11" (4.04m x 3.02m)

Window to the front, radiator, carpet.

Bedroom 2

11' 2" x 9' 1" (3.41m x 2.78m)

Window to the rear, radiator, carpet.

Bedroom 3

9' 7" x 6' 4" (2.92m x 1.92m)

Window to the front. built-in cupboard, radiator, carpet.

Bathroom

Modern shower room featuring a walk-in shower, wash basin with storage beneath, close-coupled WC, chrome towel radiator, partly tiled walls, vinyl flooring. Window to the rear.



REAR GARDEN

Possibly the largest garden on the road, enjoying a corner plot and offering plenty of potential for extension. Currently the garden is fenced enclosed and mostly laid to lawn. Personnel door to garage.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





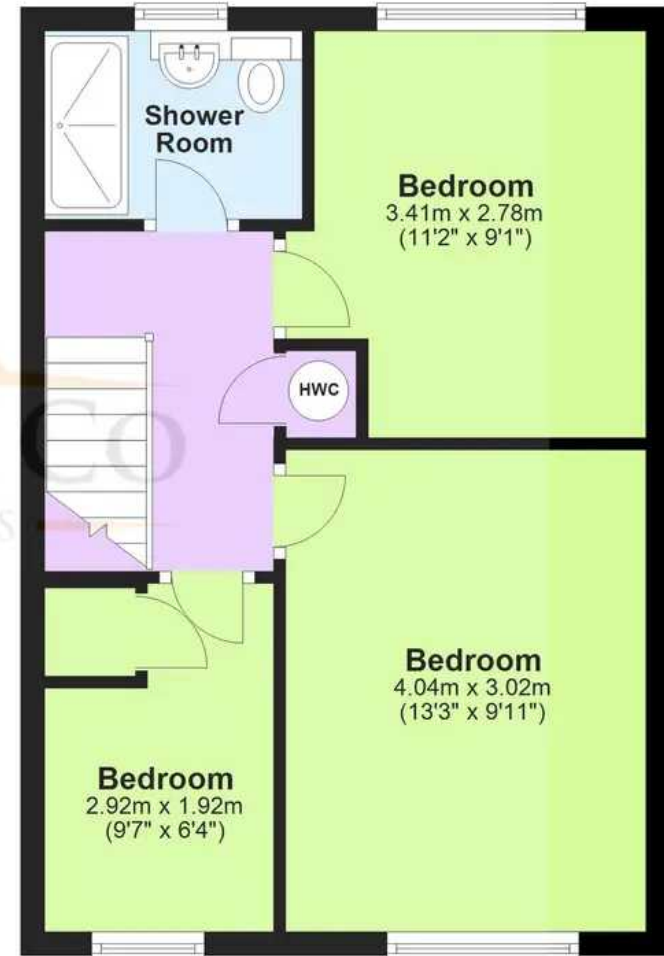
Ground Floor

Approx. 52.2 sq. metres (562.1 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



Total area: approx. 90.2 sq. metres (971.0 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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