



7 Meadow Grove, Sellindge

Offers Over £300,000

7 Meadow Grove

Sellindge, Ashford

Charming 3-bed semi in sought-after village location. Modern kitchen, inviting lounge with wood burner. Impressive split-level garden with patio and lawn. Garage with laundry facilities. Convenient to shops and schools. Perfect family retreat.

Council Tax band: C

Tenure: Freehold

- Offers over £300,000
- Three Bedroom semi detached house
- Garage and off road parking
- Split level South east facing rear garden
- Cul de sac location
- Lounge with a wood burner
- Close to local shops and school
- Popular village location
- Updated kitchen



Entrance Porch

Upvc entrance door. Window to the side. LVT flooring. Inset spot lamp.

Cloakroom

LVT flooring. Part tiled walls. Inset spot lamp. W.C and washbasin. Electrical consumer unit.

Lounge

12' 6" x 14' 6" (3.82m x 4.41m)

LVT flooring. Window to the front. Inset spot lamps. Feature fireplace with a wood burner.

Kitchen/Dining area

10' 2" x 14' 6" (3.10m x 4.41m)

Dining area - LVT flooring. Inset spot lamps. Patio doors to the rear garden. Kitchen - LVT flooring. Window to the rear. Upvc door to the side access. Inset spot lamps. Work surface and breakfast bar. Metal sink and drainer. Neff induction hob and double oven. Integral dishwasher and fridge freezer. Wall and floor storage units.

Landing

Carpet laid to floor. Loft access.

Family Bathroom

5' 5" x 6' 11" (1.65m x 2.12m)

Vinyl flooring. Part tiled walls. Window to the side. Dimplex wall mounted heater. Bath with a Triton power shower. W.C and washbasin.

Bedroom 1

8' 3" x 14' 6" (2.52m x 4.41m)

Carpet laid to floor. Two windows to the front. Electric heater. Storage cupboard housing the hot water tank.

Bedroom 2

7' 2" x 8' 7" (2.18m x 2.62m)

Carpet laid to floor. Window to the rear. Electric heater.

Bedroom 3

7' 10" x 5' 8" (2.38m x 1.73m)

Carpet laid to floor. Window to the rear.



FRONT GARDEN

Mainly laid to lawn with a paved pathway and tarmac driveway. Paved area leads to the rear garden and also the woodstore.

REAR GARDEN

Split level rear garden. Lower section is a paved patio area with steps leading to the upper area which is laid to lawn with a wooden shed.

GARAGE

Single Garage

Garage with power and lights. Plumbing for a washing machine.

DRIVEWAY

2 Parking Spaces

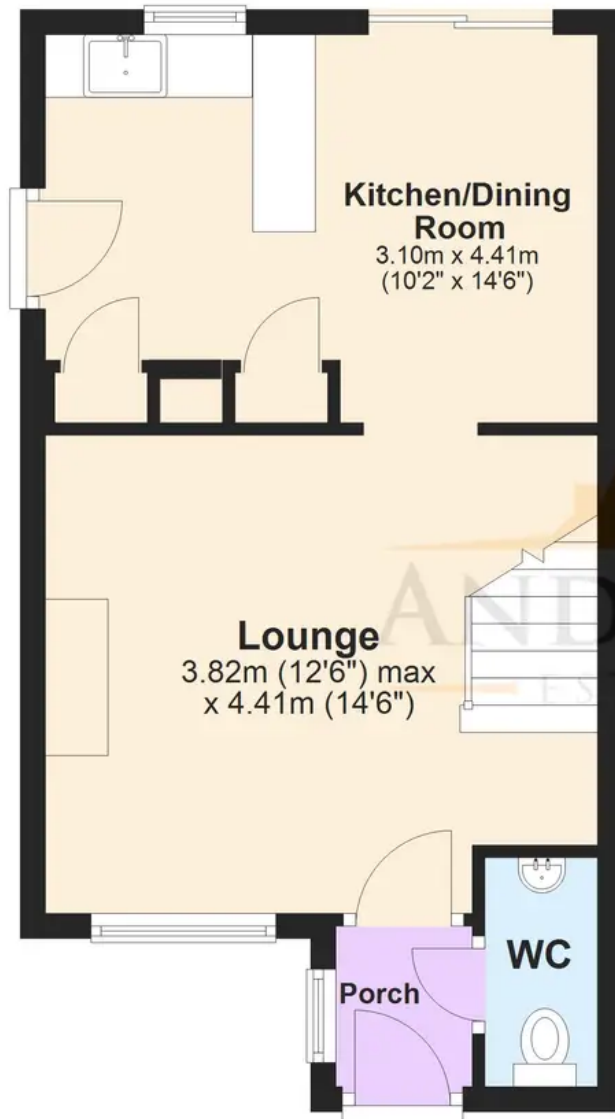
Drive way for around 2 cars





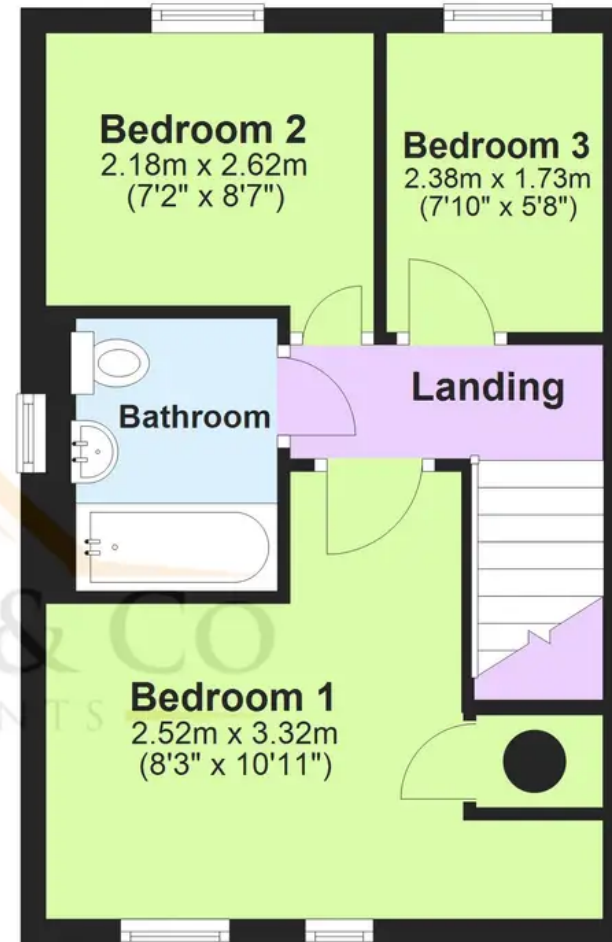
Ground Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



Total area: approx. 64.8 sq. metres (697.9 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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