



51 Hawks Way, Ashford

In Excess of £280,000

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Ashford, Ashford

A three-bedroom end of terrace home, situated away from the road and benefiting from parking and a garage, enclosed garden, having been extended in the past to include a utility room. Council Tax band: B

Tenure: Freehold

- Three-bedroom end of terrace house
- Extended to the side with a utility room
- Study area
- Garage & parking
- Enclosed rear garden
- No onward chain
- Fitted wardrobes to bedroom 1



Entrance Hallway

Glazed uPVC door to the front, doors to the kitchen, lounge/diner & utility room, stairs to the first floor with storage beneath, cupboard housing electricity & gas meters, panel radiator, carpet tiles.

Kitchen

8' 6" x 7' 10" (2.58m x 2.40m)

Wall and base units with work surfaces over, inset stainless steel sink/drainer, built-in electric double oven (eye-level), 4-burner gas hob, extractor hood, central heating boiler, plumbing for a dishwasher, space for under-counter fridge. Window to the front, tiled walls, laminate wood flooring.

Lounge/Diner

15' 10" x 14' 0" (4.82m x 4.27m)

Sliding patio doors to the garden, panel radiator, laminate wood flooring.

Utility Room

Door to the garden, two windows to the side, wall and base units with work surface over, inset stainless steel sink/drainer, panel radiator, plumbing and space for a washing machine, space for tumble dryer, space for under-counter freezer. Loft access, tiled flooring.

First floor landing

Doors to each of the bedrooms & bathroom, airing cupboard, storage cupboard over the stairs, loft access, carpet to the landing and stair treads.

Bedroom 1

7' 11" x 11' 11" (2.41m x 3.62m)

Window to the rear, built-in wardrobes, panel radiator, laminate wood flooring.

Bedroom 2

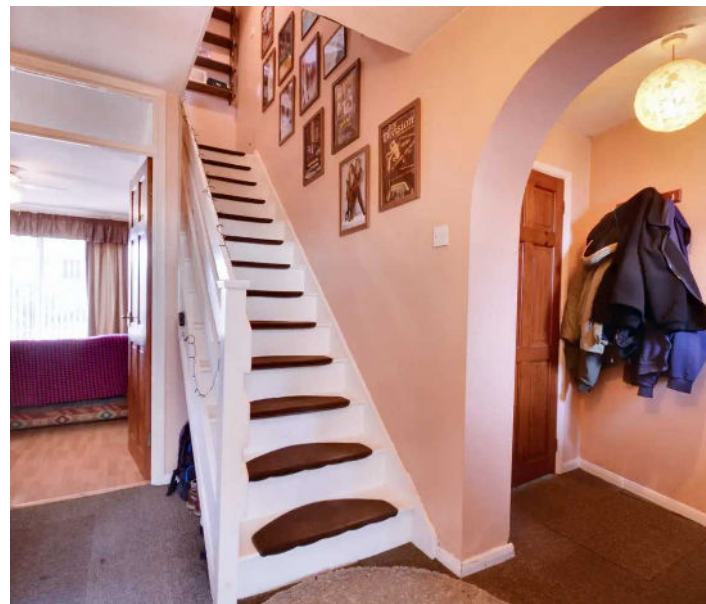
10' 1" x 7' 7" (3.07m x 2.32m)

Window to the front, panel radiator, laminate wood flooring.

Bedroom 3

6' 7" x 6' 2" (2.00m x 1.89m)

Window to the front, panel radiator, carpet



Bedroom 3

6' 7" x 6' 2" (2.00m x 1.89m)

Window to the front, panel radiator, carpet.

Bathroom

Comprising a three-piece suite with a bath/shower over, low-level WC, wash basin, extractor fan, radiator, part tiling to the walls, carpet tiles.

Rear Garden

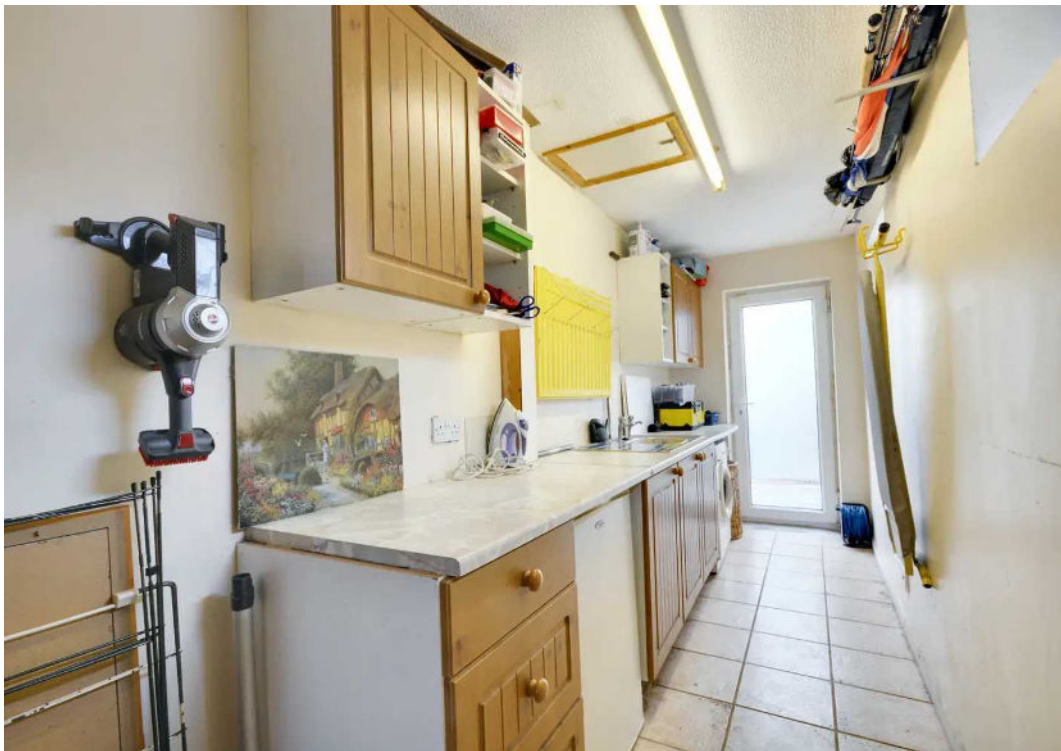
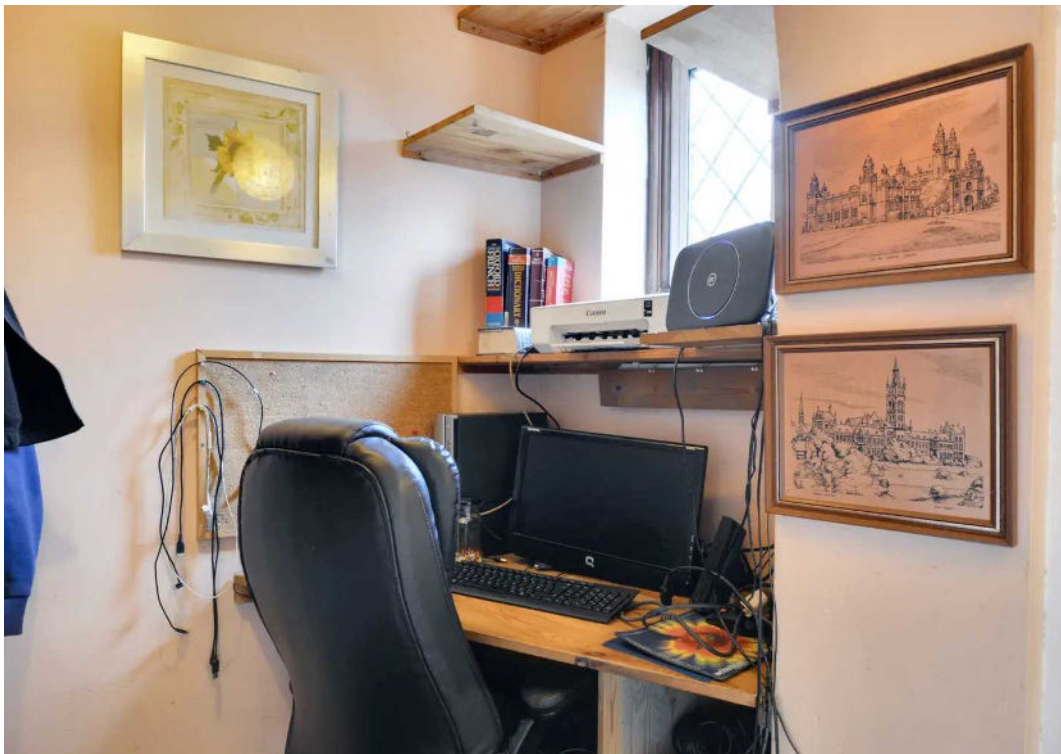
Enclosed garden with gated side access, decking adjacent to the rear of the house, lawn area with raised planters and some mature trees and shrubs. Personnel door to garage.

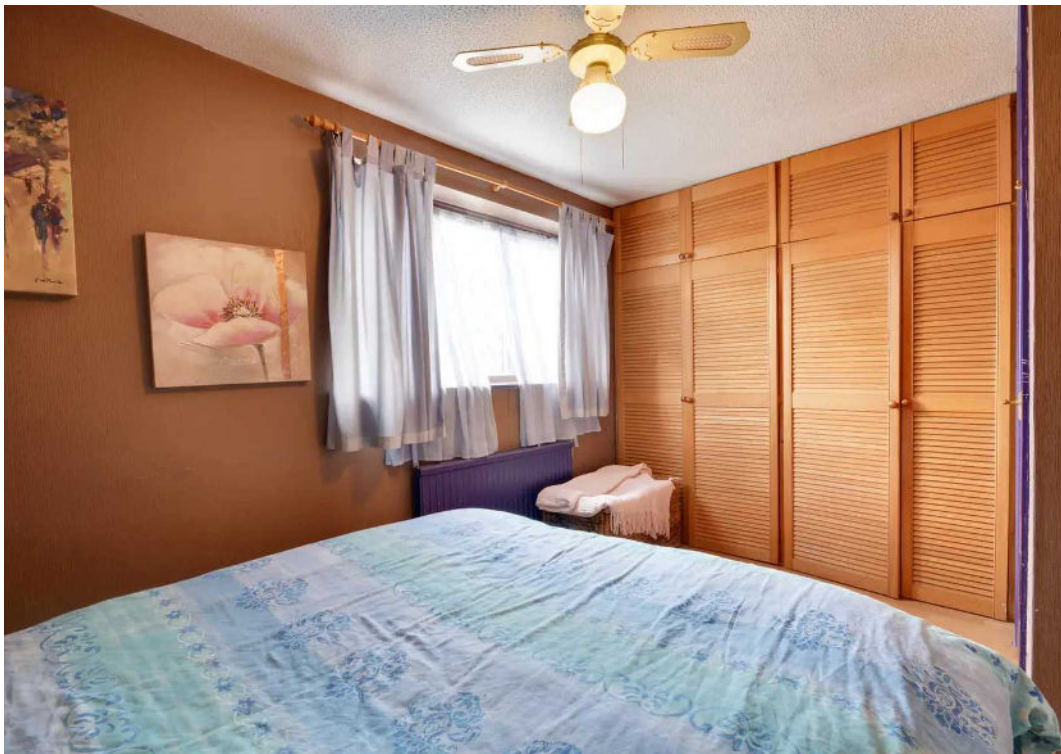
GARAGE

Single Garage

Lift up door to the front, personnel door to the garden, power & lights.

OFF STREET





Ground Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.6 sq. feet)

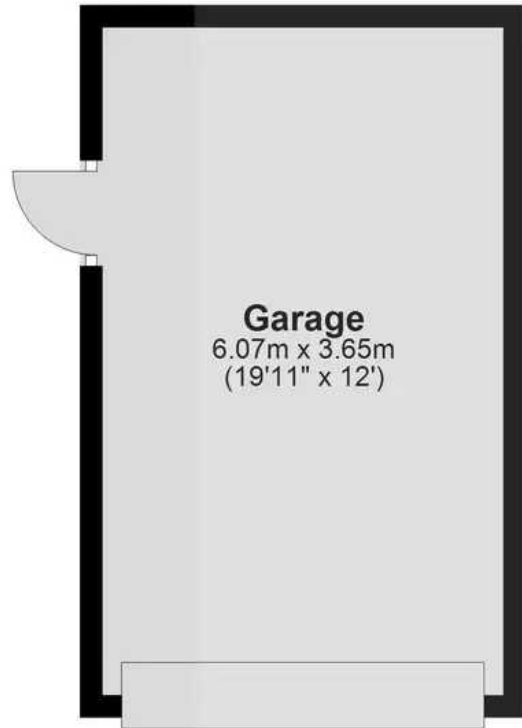


Total area: approx. 97.5 sq. metres (1049.4 sq. feet)

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.

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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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