



## 6 Swaffer Way, Ashford

Offers in Region of £240,000

## 6 Swaffer Way

Ashford, Ashford

A unique 1-bedroom coach house, extended to the ground floor with a large spacious conservatory and enclosed private garden, with parking for two cars on the driveway, garage and generous living space throughout.

Council Tax band: B

Tenure: Freehold

- Unique 1 bedroom Coach House with generous Conservatory
- Parking on the driveway for 2 cars
- Garage
- Enclosed private garden to the rear
- Spacious living room
- Popular Singleton location
- Walking distance to local amenities at The Singleton Centre



### Hallway

Door to garage, door access through to the conservatory, stairs to the first floor. Window to the side, panel radiator, wood flooring.

### Conservatory

11' 6" x 17' 9" (3.50m x 5.41m)

uPVC construction with windows to the side and rear, doors out to the garden, wood flooring with under-floor heating. Door to second conservatory.

### Conservatory

6' 6" x 14' 3" (1.99m x 4.34m)

Windows to the rear, wood flooring with under-floor heating.

### First Floor Landing

Doors to each room, window to the rear, cupboard housing hot water cylinder, panel radiator, carpet laid to the floor.

### Living Room

9' 11" x 17' 1" (3.03m x 5.20m)

Generous living room open to the kitchen. Window to the front, panel radiator, carpet laid to the floor.

### Kitchen

8' 6" x 7' 7" (2.60m x 2.32m)

Fitted kitchen comprising matching wall and base units with work surface over, inset stainless steel sink/drainer, built in electric oven, 4-burner gas hob with extractor hood over, plumbing and space for a washing machine, space for free-standing fridge/freezer. Window to the rear, vinyl flooring.

### Bedroom

10' 10" x 8' 9" (3.30m x 2.66m)

Window to the front, panel radiator, carpet laid to the floor. Large walk-in wardrobe with sliding mirrored doors.

### Bathroom

Modern bathroom comprising a bath with shower over, close-coupled WC, wash hand basin, part tiled walls, patterned vinyl flooring, chrome towel radiator, window to the rear



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**REAR GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

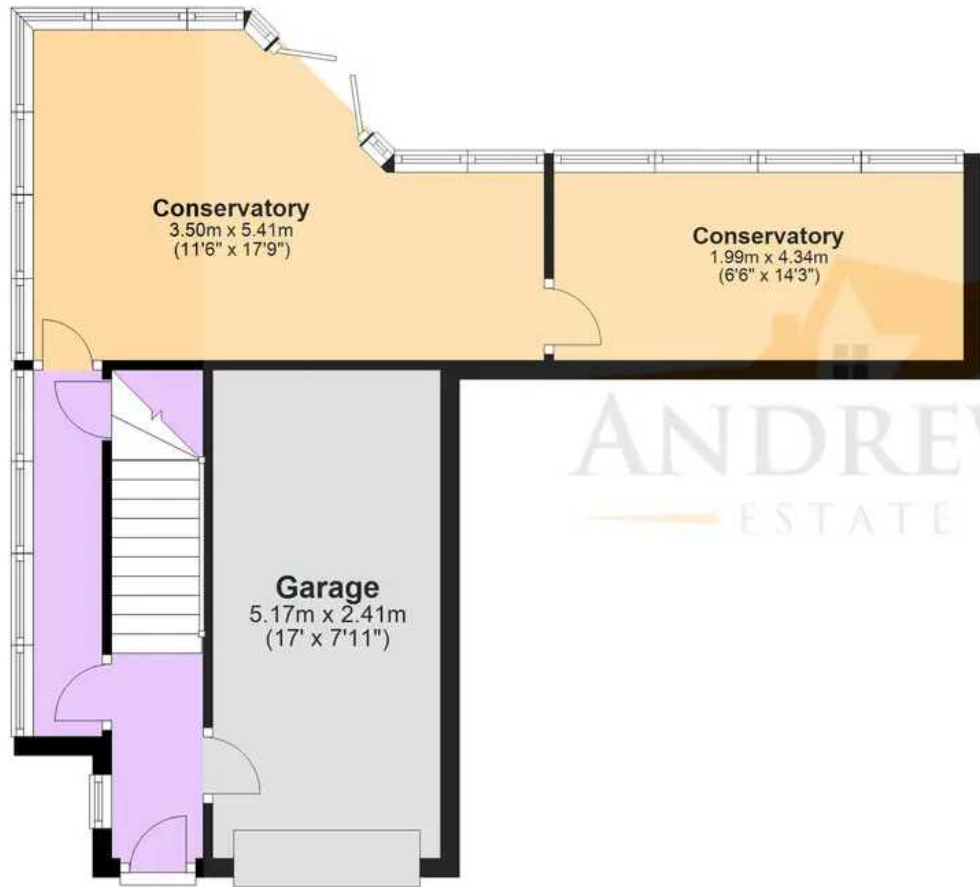
2 Parking Spaces





## Ground Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



## First Floor

Approx. 46.5 sq. metres (500.7 sq. feet)



Total area: approx. 92.3 sq. metres (993.1 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.

**Andrew & Co Estate Agents - Ashford**

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