



**3 The Street, Appledore**  
**£425,000**

## 3 The Street

Appledore, Ashford

In the heart of a popular village, a Grade II Listed 3-bed Semi-detached Cottage offering modern comforts with historical charm. Boasting a driveway for 2 cars, a peaceful garden, and an insulated office space. Listed at £425,000, this hidden gem is both tranquil and accessible, with easy transportation links nearby.

Council Tax band: C

Tenure: Freehold

- £425,000
- Grade II Listed property
- Attractive Three bedroom Semi detached Cottage
- Popular village location
- Double storey extension
- South facing front garden
- Driveway to the front for 2 cars
- Some original features
- Appledore Station approx 1.5 miles with links to Ashford & Rye
- Insulated Office space



### Entrance Porch

Wooden entrance door. Red tiled floor. Inset spot lamps. Storage cupboard housing the electric meter and consumer unit.

### Cloakroom

Red tiled floor. Window to the side. Part tiled walls. Inset spot lamps. W.C and hand basin. Radiator to the wall.

### Lounge

12' 11" x 9' 9" (3.93m x 2.98m)

Oak engineered wooden floor. Two windows to the front. Vertical radiator. Feature fireplace with a multi fuel burner.

### Kitchen

15' 0" x 10' 0" (4.58m x 3.06m)

Wooden stable door leading to the rear garden. Oak engineered wooden floor. Two windows to the side and rear. Wooden work surface with a butler style sink and tiled splashback. Six ring range style cooker and overhead extractor. Integral washing machine and dishwasher. Space for a fridge freezer. Wall and floor storage units.

### Dining Area

8' 0" x 12' 11" (2.43m x 3.93m)

Oak engineered wooden floor. Window to the rear. Radiator to the wall. Understairs storage cupboard.

### Landing

Carpet laid to floor.

### Family Bathroom

7' 5" x 5' 1" (2.27m x 1.55m)

Tiled floor. part tiled walls. Window to the rear. Radiator to the wall. Heated mirror to wall. Bath with an overhead rainfall shower, W.C and washbasin with a vanity unit.

### Bedroom 1

10' 1" x 13' 1" (3.07m x 3.99m)

Carpet laid to floor. Window to the front. radiator to the wall.



## FRONT GARDEN

Mainly laid to lawn with a brick paved pathway. Some raised flower beds with surrounding flower beds and a hedgerow to the side. Crazy paved patio area.

## REAR GARDEN

Brick paved rear courtyard garden with some raised flower beds, a brick built outhouse with power and lights and a hardstanding for a greenhouse.

## DRIVEWAY

2 Parking Spaces

Block paved driveway to the front for 2 cars which also benefits from an insulated office space which has a window, power and lights to the side of the driveway.







## Ground Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



## First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



## Second Floor

Approx. 13.9 sq. metres (149.3 sq. feet)



Total area: approx. 85.1 sq. metres (915.8 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**

01233 632383

[info@andrewandco.co.uk](mailto:info@andrewandco.co.uk)

