



**31 Landbury Walk, Ashford**

In Excess of **£325,000**



# 31 Landbury Walk

Ashford, Ashford

A nicely tucked away 3-bedroom semi detached house, situated within the sought after Orchard Heights development, with garage and off-street parking, conservatory to the rear, downstairs cloakroom and available for sale with no onward chain.

Council Tax band: D

Tenure: Freehold

- 3-bedroom semi detached house
- Garage and parking
- Conservatory to rear
- Downstairs cloakroom
- Popular Orchard Heights location
- No onward chain





### Hallway

Wooden door to the front, doors to Cloakroom & Living Room, radiator, laminate wood flooring.

### Cloakroom

Window to the front, WC, wash basin with storage cupboard, radiator, vinyl flooring.

### Living Room

16' 7" x 12' 5" (5.05m x 3.78m)

Window to the front, stairs to the first floor, open through to the dining room, TV & Tel points, radiator, laminate wood flooring.

### Dining Room

8' 4" x 9' 9" (2.53m x 2.98m)

Doors to the conservatory, door to kitchen, radiator, laminate wood flooring.

### Kitchen

7' 11" x 9' 9" (2.42m x 2.97m)

Comprising wall and base units with work surfaces over, inset stainless steel sink/drain, plumbing and space for washing machine, space for free-standing fridge/freezer. Window to the rear and door to the garden.

### Conservatory

6' 9" x 9' 8" (2.05m x 2.94m)

uPCV construction, door to the garden and windows looking out, laminate wood flooring.

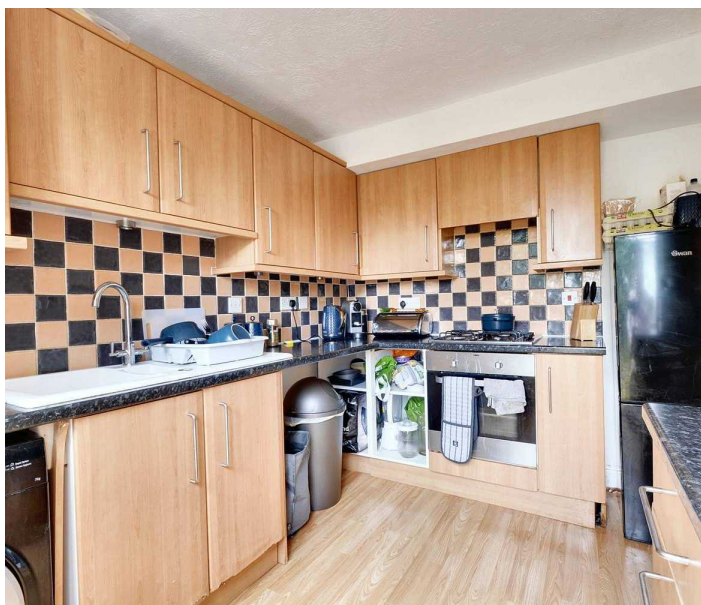
### First Floor Landing

Loft access, doors to each bedroom and bathroom, two storage cupboards, carpet to the stairs and landing. Window to the side.

### Bedroom 1

9' 5" x 12' 10" (2.86m x 3.91m)

Window to the rear, radiator, laminate wood flooring.





**Bedroom 2**

9' 11" x 9' 8" (3.03m x 2.95m)

Window to the front, radiator, laminate wood flooring.

**Bedroom 3**

6' 11" x 8' 2" (2.12m x 2.50m)

Window to the rear, radiator, laminate wood flooring.

**Bathroom**

Comprising a bath with mixer taps and hand shower attachment with electric shower over, WC, wash basin, extractor fan, shaver socket, radiator, partly tiled walls, vinyl flooring. Window to the front.

**Rear Garden**

Enclosed garden with fenced boundaries, gated side access, artificial grass, outside tap.

**GARAGE**

Single Garage

With up and over door to front.

**DRIVEWAY**

1 Parking Space

Space to park one car in front of the garage.







## Ground Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



## First Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



Total area: approx. 80.5 sq. metres (866.2 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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