



## 9 Bodiam Avenue, Kingsnorth

Offers Over £450,000

# 9 Bodiam Avenue

Kingsnorth, Ashford

Rare 4-bed detached house in sought-after Bridgefields estate. Tranquil setting with meadow views. Ideal family home with spacious layout. £450,000 starting price. Versatile office space, garage, driveway, serene outdoor space for relaxation and entertainment. Timeless charm and elegance.

Council Tax band: F

Tenure: Freehold

- Offers over £450,000
- Spacious four bedroom detached house
- Ideal family home
- Set in a quiet location overlooking the local meadow and farm land
- Popular Bridgefields estate
- Garage and driveway
- En-Suite Shower Room to Master Bedroom
- Well presented throughout
- Large kitchen/dining room
- Office/study



### Entrance Hall

Composite entrance door. Oak laminate flooring. Radiator to the wall. Small cupboard housing the electric consumer unit and an understairs storage cupboard.

### Study

10' 7" x 6' 11" (3.22m x 2.10m)

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

### Cloakroom

Tiled floor. Radiator to the wall. W.C and washbasin.

### Lounge

17' 10" x 12' 7" (5.44m x 3.83m)

Carpet laid to floor. Windows to the front and side.

Radiator to the wall. Double doors to the dining area.

### Kitchen/Dining area

26' 7" x 10' 7" (8.09m x 3.23m)

Dining Area - Oak laminate flooring. Two radiators to the wall. French doors leading to the rear garden. Kitchen - Oak laminate flooring. Window to the rear. Worksurface with a metal sink and drainer, gas hob, oven and overhead extractor. Integral washing machine and dishwasher. Wall and floor storage units and the Ideal gas boiler.

### Landing

Carpet laid to floor. Radiator to the wall. Loft access. Storage cupboard housing the hot water tank.

### Family Bathroom

6' 10" x 6' 2" (2.08m x 1.89m)

Tiled floor. Part tiled walls. Radiator to the wall. Window to the rear. Bath with an overhead shower, W.C and washbasin.



**Bedroom**

11' 2" x 9' 10" (3.41m x 2.99m)

Oak laminate flooring. Radiator to the wall. Windows to the front and side. Small storage cupboard.

**En-suite Shower to master bedroom**

Tiled floor. Part tiled walls. Window to the front. Radiator to the wall. Large shower cubicle, W.C and washbasin.

**Bedroom**

12' 8" x 9' 3" (3.86m x 2.83m)

Oak laminate flooring. Window to the rear. Radiator to the wall.

**Bedroom**

11' 2" x 9' 10" (3.41m x 2.99m)

Carpet laid to floor. Window to the rear. Radiator to the wall.

**Bedroom**

13' 11" x 9' 1" (4.23m x 2.78m)

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

**Front Garden**

East facing front garden with a block paved pathway, a small lawn area with flower and hedged borders. paved Pathways to both sides leading to access to the garage and rear garden.

**Garden**

Good sized west facing rear garden that is mainly laid to lawn with three paved patio areas, with some raised flower beds and shingle borders. There is also a wooden storage shed to the rear.

**GARAGE**

Single Garage

6.97m X 2.98m Up and over door with power and lights and overhead storage.

**DRIVEWAY**

2 Parking Spaces

Tarmac driveway to the front of the garage with parking









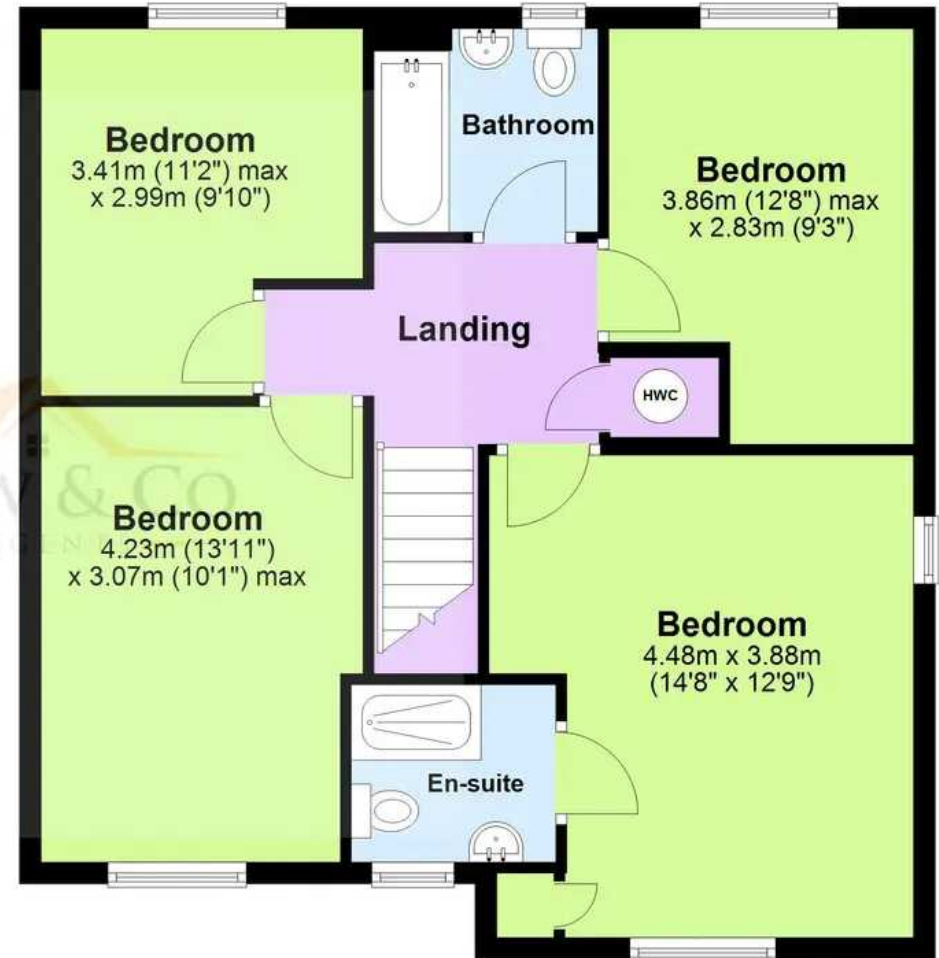
## Ground Floor

Approx. 64.7 sq. metres (696.1 sq. feet)



## First Floor

Approx. 65.5 sq. metres (704.7 sq. feet)



Total area: approx. 130.1 sq. metres (1400.8 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.

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