



## 4 Meadow Grove, Sellindge

Offers in Region of £260,000

## 4 Meadow Grove

Sellindge, Ashford

Charming 3-bed semi-detached house in Sellindge Village, NO ONWARD CHAIN! Lounge, dining room, potential for open plan kitchen/diner, cloakroom. Lawned front garden, private rear garden with patio, lawn, and driveway for 2 vehicles. Ideal for socialising and unwinding.

Council Tax band: C

Tenure: Freehold

- NO ONWARD CHAIN
- Sellindge Village Location
- 3 bedroom Semi-Detached family home
- Lounge & Dining Room
- Driveway parking for 2 vehicles
- Cloakroom
- Ideal First Time or Investment Purchase



### Hallway

With doors to cloakroom, lounge and window to side.

### Lounge

14' 6" x 12' 6" (4.42m x 3.81m)

With stairs to first floor, window to front and archway through to dining room.

### Dining Room

10' 4" x 6' 9" (3.15m x 2.06m)

With sliding patio door to rear garden

### Kitchen

10' 4" x 7' 6" (3.15m x 2.29m)

Range of cupboards and drawers beneath work surfaces, window to rear, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space for freestanding over, wall mounted units, side door leading to garden.

### Landing

With doors leading to bedrooms and bathroom.

### Bedroom

14' 6" x 11' 8" (4.42m x 3.56m)

2 windows to front, storage cupboard.

### Bedroom

8' 7" x 7' 3" (2.62m x 2.21m)

Window to rear.

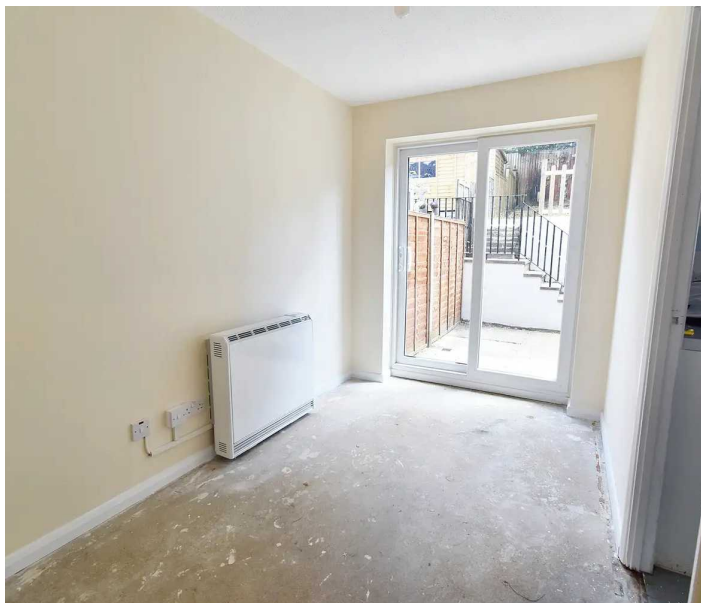
### Bedroom

7' 11" x 5' 7" (2.41m x 1.70m)

Window to rear.

### Bathroom

Suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap, obscured window to side.



### **FRONT GARDEN**

The front garden is laid to lawn with gated side access leading to rear garden.

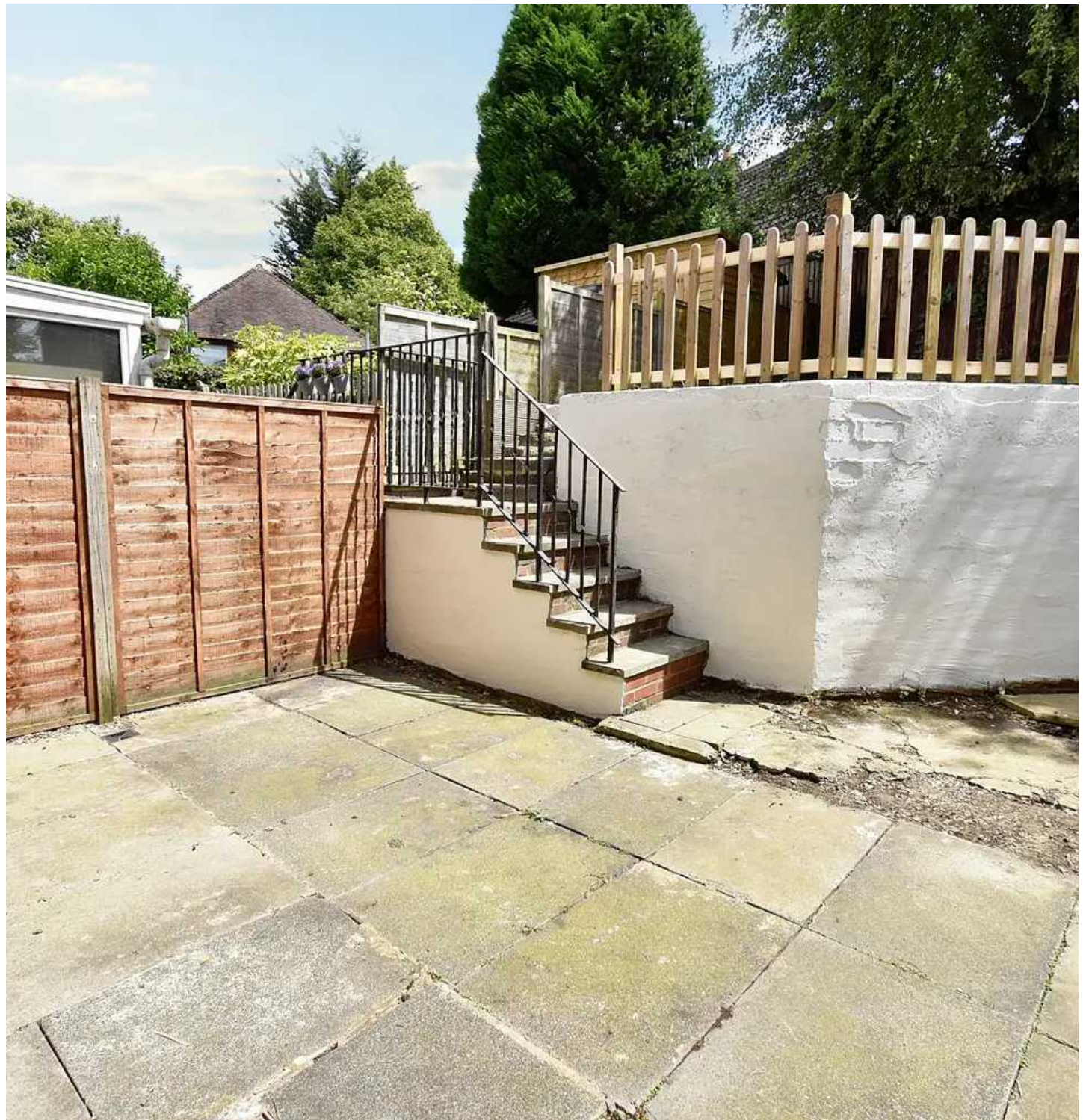
### **GARDEN**

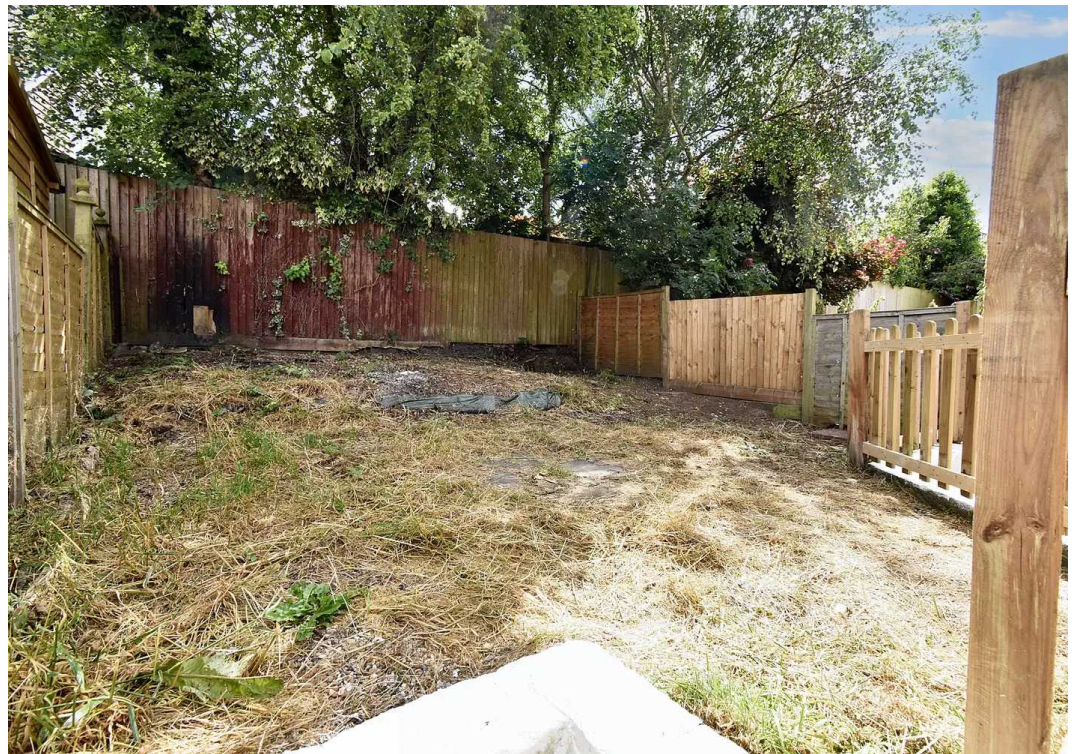
With patio and steps leading up to lawned area.

### **DRIVEWAY**

2 Parking Spaces

Driveway for 2 vehicles.





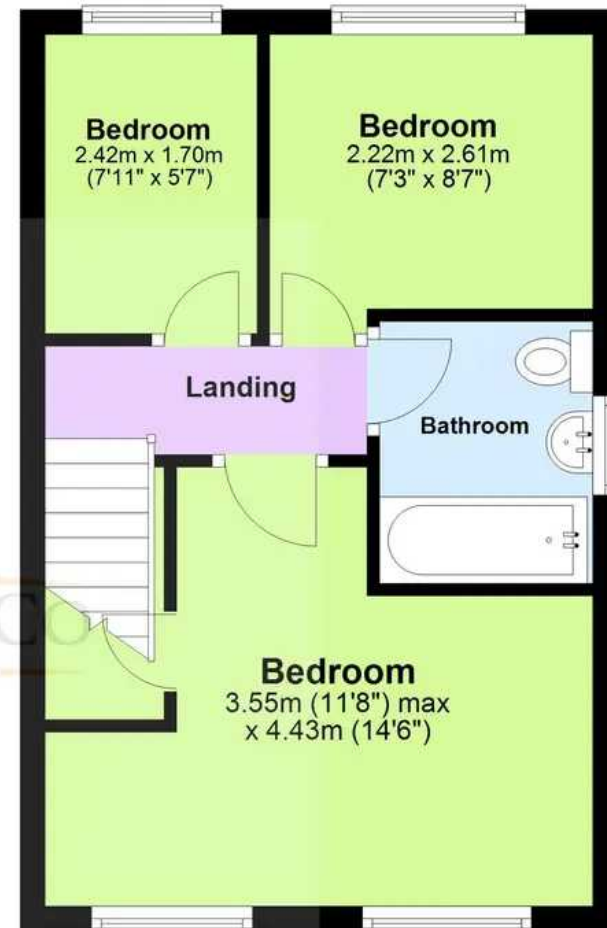
## Ground Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



## First Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



Total area: approx. 66.3 sq. metres (713.6 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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