



3 Noel Coward Gardens, Aldington
£500,000



3 Noel Coward Gardens

Aldington, Ashford

This excellent example of an executive family home is situated in the beautiful and highly sought after village of Aldington. Consisting of 5 large bedrooms this detached property is everything a family needing a spacious property could want. The flexible accommodation is set across three floors providing ample opportunity for a gym or home study if desired. The beautifully presented newly refurbished kitchen is ideal for entertaining however the separate living room and dining room also gives further versatility, completing the ground floor is a utility room that has direct access to the integral garage and a downstairs cloakroom. On the first floor you will find an impressive master bedroom with en-suite and dressing area, a family bathroom and two further bedrooms - one of which opens onto a balcony, on the second floor there are two bedrooms and a shower room, ideal for guests, relatives or even multi-generational living. Please take advantage of the virtual tour and then give Miles & Barr a call to arrange your internal viewing. Tenure: Freehold

- Versatile Accommodation
- Modern Kitchen-Diner
- Popular Village Location
- Close Proximity To Local School
- Executive Detached Family Home
- Council Tax Band: F
- Off Street Parking And Garage
- Five Large Bedrooms





Entrance

Lounge

Kitchen

Dining Room

w/c

Dimensions: 1.80m x 0.86m (5'11 x 2'10).

First Floor

Bedroom One

Dimensions: 3.73m x 3.43m (12'3 x 11'3).

En Suite

Dimensions: 2.39m x 1.37m (7'10 x 4'6).

Bedroom Four

Dimensions: 3.53m x 2.84m (11'7 x 9'4).

Bathroom

Dimensions: 2.24m x 1.65m (7'4 x 5'5).

Bedroom Five

Dimensions: 3.56m x 2.95m (11'8 x 9'8).

Second Floor

Bedroom Two

Dimensions: 4.09m x 3.56m (13'5 x 11'8).

Bedroom Three

Dimensions: 3.63m x 2.31m (11'11 x 7'7).

Bathroom

Dimensions: 1.45m x 1.47m (4'9 x 4'10).





GROSS INTERNAL AREA
 FLOOR 1: 828 sq. ft, FLOOR 2: 640 sq. ft
 FLOOR 3: 319 sq. ft, EXCLUDED AREAS:
 DECK: 263 sq. ft, BALCONY: 51 sq. ft
 REDUCED HEADROOM BELOW 2.5M: 48 sq. ft
 TOTAL: 1703 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure