



Heron House, The Lees, Heron House The Lees
£595,000

Heron House, The Lees

Heron House The Lees, Ashford

Situated off the Canterbury Road with views across The Lees, this property is ideal for buyers who are looking for a charming family home in a quiet village setting. Internally the property comprises a welcoming entrance hall leading to a generous lounge/diner, a separate kitchen and downstairs WC. The first floor boasts three very well proportioned bedrooms and a family bathroom whilst the master bedroom is serviced by an en suite. Arguably one of the most interesting parts of this property is the adjoining building which was once the Village Post Office. In addition to the main property is the newly renovated annexe, adding an approximate 300SQ FT of additional space and accessible via the main house, it is ideal for those looking for an annexe space or additional reception area. Externally the property provides off street parking and a garage to the front and a mature however manageable garden to the rear.



Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances

Tenure: Freehold



• Fantastic Potential



Ground Floor

Entrance Hall

Lounge / Diner

Dimensions: 8.36m x 5.16m (27'5 x 16'11).

Kitchen

Dimensions: 3.91m x 3.73m (12'10 x 12'3).

Cloakroom

First Floor

Bathroom

Bedroom One

Dimensions: 5.38m x 3.91m (17'8 x 12'10).

En-Suite Bathroom

Bedroom Two

Dimensions: 5.66m x 3.89m (18'7 x 12'9).

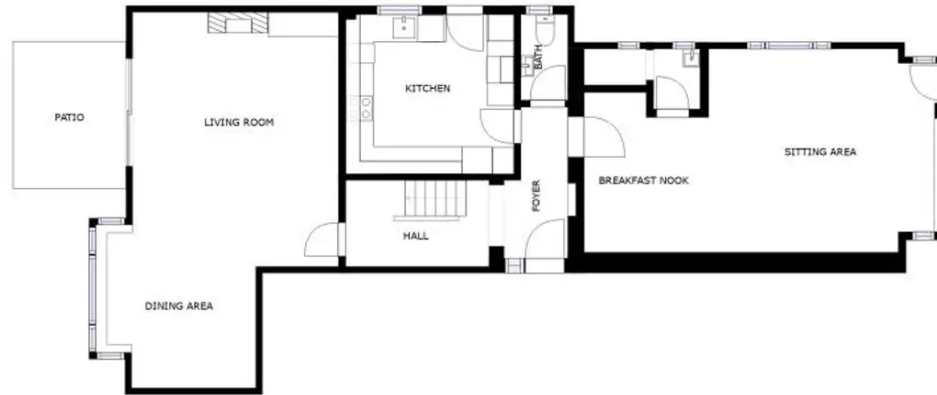
Bedroom Three

Dimensions: 3.00m x 2.49m (9'10 x 8'2).





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 1137 sq. ft, FLOOR 2: 706 sq. ft
 EXCLUDED AREAS: , PATIO: 93 sq. ft
 REDUCED HEADROOM BELOW 1.5M: 67 sq. ft
 TOTAL: 1843 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