



22 Sandyhurst Lane, Ashford

In Excess of **£500,000**

22 Sandyhurst Lane

Ashford, Ashford

A well-presented three-bedroom detached bungalow, situated along Sandyhurst Lane, with countryside and woodland walks close-by, yet within easy reach of Ashford Town Centre and the M20 motorway.

Council Tax band: E

Tenure: Freehold

- Offers in excess of £525,000
- Three bedroom detached bungalow
- Extended kitchen/dining room
- Two bathrooms (one en-suite)
- Two ground floor bedrooms
- Low maintenance garden with large workshop, summerhouse and hot tub
- Countryside and Woodland walks close-by
- Within easy reach of the M20 motorway



Porch

Hallway

With doors to each room, stairs to the first floor bedroom and two storage cupboards, one being the airing cupboard.

Lounge

11' 11" x 13' 11" (3.62m x 4.25m)

Enjoying a large bay window over looking the garden, wood burning stove and laminate wood flooring.

Kitchen/Dining Room

20' 2" x 16' 8" (6.15m x 5.08m)

Having been extended previously, there is now ample space for a large table and chairs whilst still having plenty of room in the kitchen too. Patio doors open to the garden. Within the kitchen you'll find a range of wall and base units with worksurfaces over, inset 1.5 bowl ceramic sink/drainer, built-in eye-level double electric oven, induction hob with extractor hood above, plumbing and space for a dishwasher, plumbing and space for a washing machine and space for a large American-style fridge/freezer.

Snug/Study

9' 11" x 8' 2" (3.03m x 2.50m)

A useful space, great as a home office or could double up as a second living space/play room.

Bedroom

14' 3" x 12' 0" (4.34m x 3.65m)

A brilliant master bedroom, enjoying a dual aspect and en-suite shower room.

En-suite

A modern bathroom, with double doors opening to the garden (great when using the hot tub!) comprising a four-piece suite including a bath, walk-in shower, wc and wash basin, complimented with wall and floor tiling and under-floor heating.



Bedroom

9' 11" x 11' 11" (3.03m x 3.63m)

A good sized double bedroom overlooking the front garden.

Shower Room

A modern shower room, comprising a large walk-in shower, wc and wash basin, complimented by wall and flooring tiling with a window to the side.

First Floor

Bedroom

10' 4" x 9' 11" (3.16m x 3.03m)

With restricted head height, velux roof window and two storage cupboards.

Front Garden

A large garden to the front, mostly laid to lawn with driveway offering space to park numerous vehicles, enclosed on all sides with 5-bar gates to the front enclosing the driveway. There is also gated side access into the rear garden.

Rear Garden

With a block-paved patio adjacent to the rear of the property, lawned area and some planted trees. There is also a large workshop with power, recently installed summer house with veranda and hot tub.

ON DRIVE

3 Parking Spaces

Gated driveway offering space to park numerous vehicles.







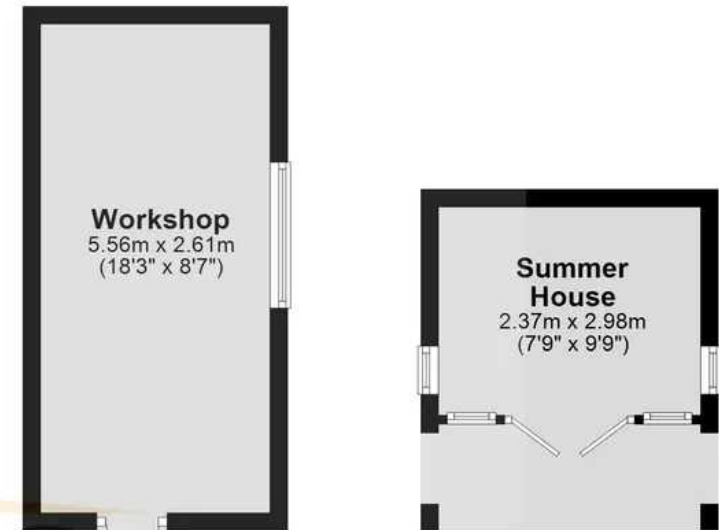
Ground Floor

Approx. 104.2 sq. metres (1121.3 sq. feet)



Outbuildings

Approx. 3.0 sq. metres (32.4 sq. feet)



First Floor

Approx. 12.3 sq. metres (132.3 sq. feet)



Total area: approx. 119.5 sq. metres (1286.1 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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