



9 Canterbury Road, Ashford

Offers in Region of £625,000

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Ashford, Ashford

Impressive Victorian family home with 4 bedrooms, blend of character and modern convenience. Rear extension, cellar/basement, town centre location, ample outdoor space including 95ft garden with brick patio. Rare find combining elegance, charm, and convenience.

Council Tax band: E

Tenure: Freehold

- Substantial Detached Victorian Family Home
- 4 Bedrooms
- Approx. 95ft wall enclosed rear garden
- Cellar/Basement
- Many Attractive Victorian Features
- Recent Extension to Rear
- Convenient Town Centre Location



Hallway

Attractive tiled flooring, ornate cornicing, coved ceiling, double radiator, stair case to first floor with cupboard under.

Lounge

16' 0" x 13' 9" (4.88m x 4.19m)

Attractive open fireplace with marble surround and tiled hearth, stripped flooring, sash bay window to front, double radiator and archway leading to Dining Room

Dining Room

13' 9" x 11' 9" (4.19m x 3.58m)

Fireplace with tiled hearth, stripped flooring, coved ceiling, double radiator and double doors opening to conservatory.

Conservatory

10' 3" x 7' 0" (3.12m x 2.13m)

Single glazed construction with windows to side and door to side courtyard garden.

Breakfast Room

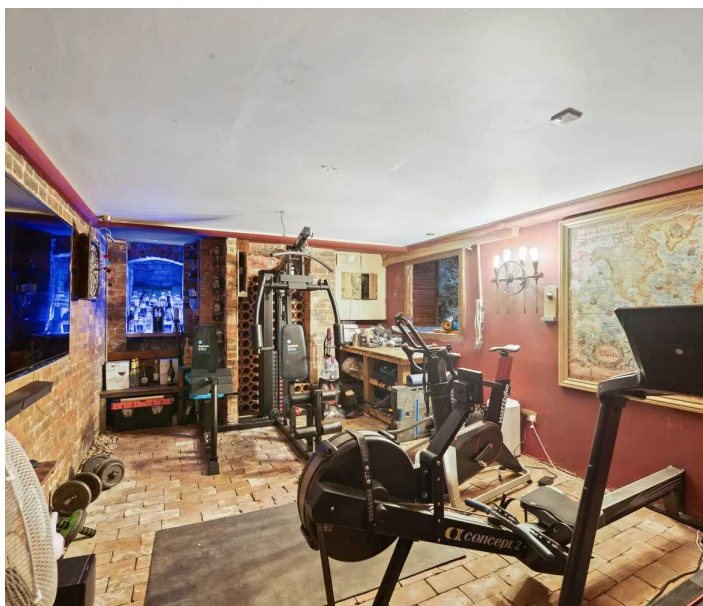
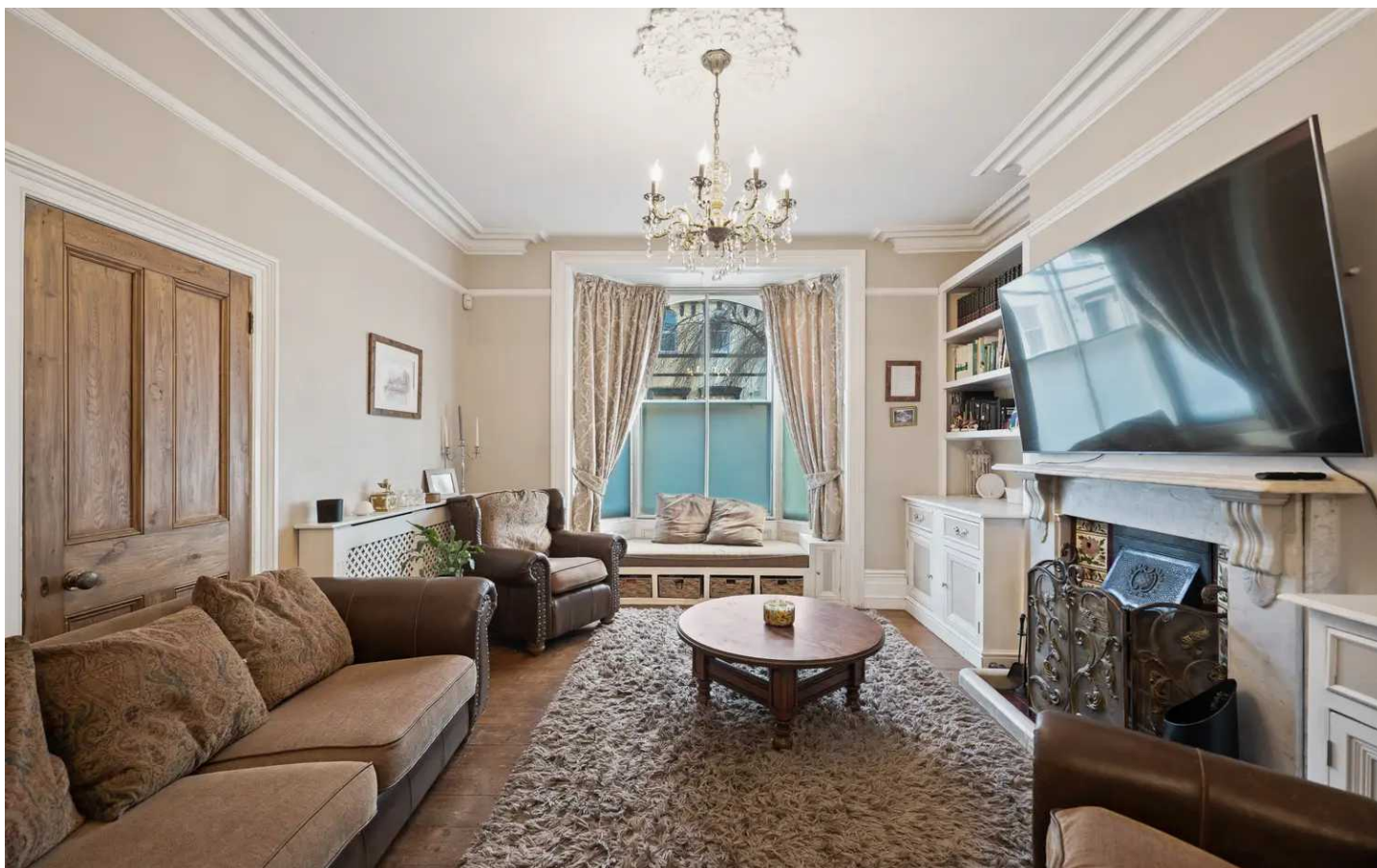
12' 9" x 12' 0" (3.89m x 3.66m)

Stripped flooring, Rayburn range cooker set within exposed brickwork chimney (not checked if in working order), double radiator, double glazed window to side, built in storage cupboard with stripped pine doors, door to basement.

Kitchen

13' 10" x 11' 11" (4.22m x 3.63m)

Range of fitted units beneath stone work surfaces with ample drawers and cupboards under, centre island with further storage, 1 and a half bowl sink with mixer tap and drainer, wall cupboards, kick heater, under floor heating, spotlights, range cooker with extractor over and tiled splashback, plumbing for dishwasher, built in storage cupboard, double glazed window to side, archway to utility area.



Utility Area

10' 3" x 11' 11" (3.12m x 3.63m)

Range of low level and eye level cupboards, stainless steel with mixer tap and drainer, space and plumbing for washing machine and tumble dryer.

Double doors to rear garden and further doors leading to reception room

Cloakroom

Low level wc, wash hand basin with tiled splashback, window to rear.

Reception

22' 0" x 9' 10" (6.71m x 3.00m)

Further reception room with doors to front and rear, tiled flooring.

Basement

18' 0" x 11' 6" (5.49m x 3.51m)

Brick floor, power and lighting, storage cupboard and coal chute. Currently used as home gym.

Landing

Attractive balustrade, double radiator, Velux roof light.

Bedroom

13' 10" x 13' 11" (4.22m x 4.24m)

Two double glazed window to front, stripped floorboard flooring.

Bedroom

11' 11" x 13' 11" (3.63m x 4.24m)

Double glazed window to rear, double radiator, built in shelved cupboard.

Bedroom

14' 3" x 11' 11" (4.34m x 3.63m)

Stripped floorboards with window to rear.

Bedroom

8' 9" x 5' 11" (2.67m x 1.80m)

Stripped floorboards with double glazed window to front.



Family Bathroom

9' 6" x 8' 3" (2.90m x 2.51m)

Roll-Top Claw Foot bath with mixer tap and shower attachment, separate tiled shower cubicle with Aqualisa power shower over, pedestal wash hand basin, low level wc., slate flooring with under floor heating, spotlights, obscure double glazed window to side.

WC

With low level wc, wash hand basin and window to side.

Front Garden

To the front it is mainly brick paved and enclosed by dwarf walling and railings

Garden

Gated side access. The enclosed walled rear garden extends to approximately 95ft providing seclusion and south westerly aspect. The garden is mainly laid to lawn with flower and shrub borders, with attractive brick patio.

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Ground Floor

Approx. 118.8 sq. metres (1278.3 sq. feet)



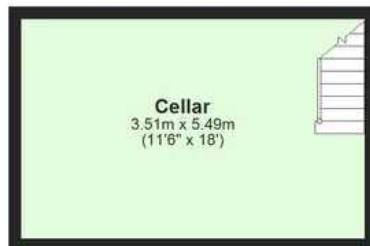
First Floor

Approx. 78.8 sq. metres (847.7 sq. feet)



Cellar

Approx. 19.3 sq. metres (207.6 sq. feet)



Total area: approx. 216.8 sq. metres (2333.6 sq. feet)

Plans are for layout purposes only and are 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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