



## 27 Downs Way, Sellindge

Offers in Region of £400,000

# 27 Downs Way

Sellindge, Ashford

Immaculate 3-bed bungalow in sought-after Sellindge Village with solar panels. Ample space in bedrooms and a home office. Low maintenance garden with patio. Garage with parking and storage. Convenient location. Sure to attract interest. No chain.

Council Tax band: D

Tenure: Freehold

- NO ONWARD CHAIN
- Popular Sellindge Village Location
- Solar Panels
- Low Maintenance Rear Garden
- Garage with electric up and over door and block paved driveway
- 3 Bedrooms
- Bathroom with Additional Separate Cloakroom
- Immaculately Presented Link- Detached Bungalow
- Open Plan Sitting Room with Dining Area



### **Porch**

With entrance to Sitting Room with Dining Area.

### **Sitting Room with Dining Area**

19' 7" x 18' 0" (5.97m x 5.49m)

Carpeted with window outlook to front. Doors leading to Rear Hallway and Kitchen.

### **Kitchen**

14' 5" x 8' 3" (4.39m x 2.51m)

With range of matt finish fronted cupboards and drawers beneath worksurfaces. Wall mounted units, kick heater, electric hob with overhead extractor, built in eye level oven with integrated microwave above, space and plumbing for dishwasher and washing machine, sink with mixer tap and drainer. Double aspect with window to front and side and door leading to side path.

### **Inner Hallway**

With storage cupboard and access to loft which is part boarded and houses electric boiler.

### **Separate WC**

With low level wc, wash hand basin.

### **Bathroom**

White suite comprising low level wc, pedestal wash hand basin and panelled bath with hand rail and shower over. Heated towel radiator obscure window to side.

### **Bedroom**

15' 11" x 10' 0" (4.85m x 3.05m)

Carpeted, with window to rear.

### **Bedroom**

9' 5" x 9' 3" (2.87m x 2.82m)

Carpeted with window to rear.

### **Bedroom**

9' 5" x 8' 3" (2.87m x 2.51m)

Carpeted with window to rear.



## FRONT GARDEN

The front garden is laid to lawn with block paved driveway leading to garage, front door and gated side access.

## GARDEN

The gated side access leads to bin storage area and the to the rear garden which is laid to lawn with block paved patio area and further rear gated access.

## Garage

Single Garage

Garage with electric up and over door measuring 26'5 in length.

## Home Office/Studio

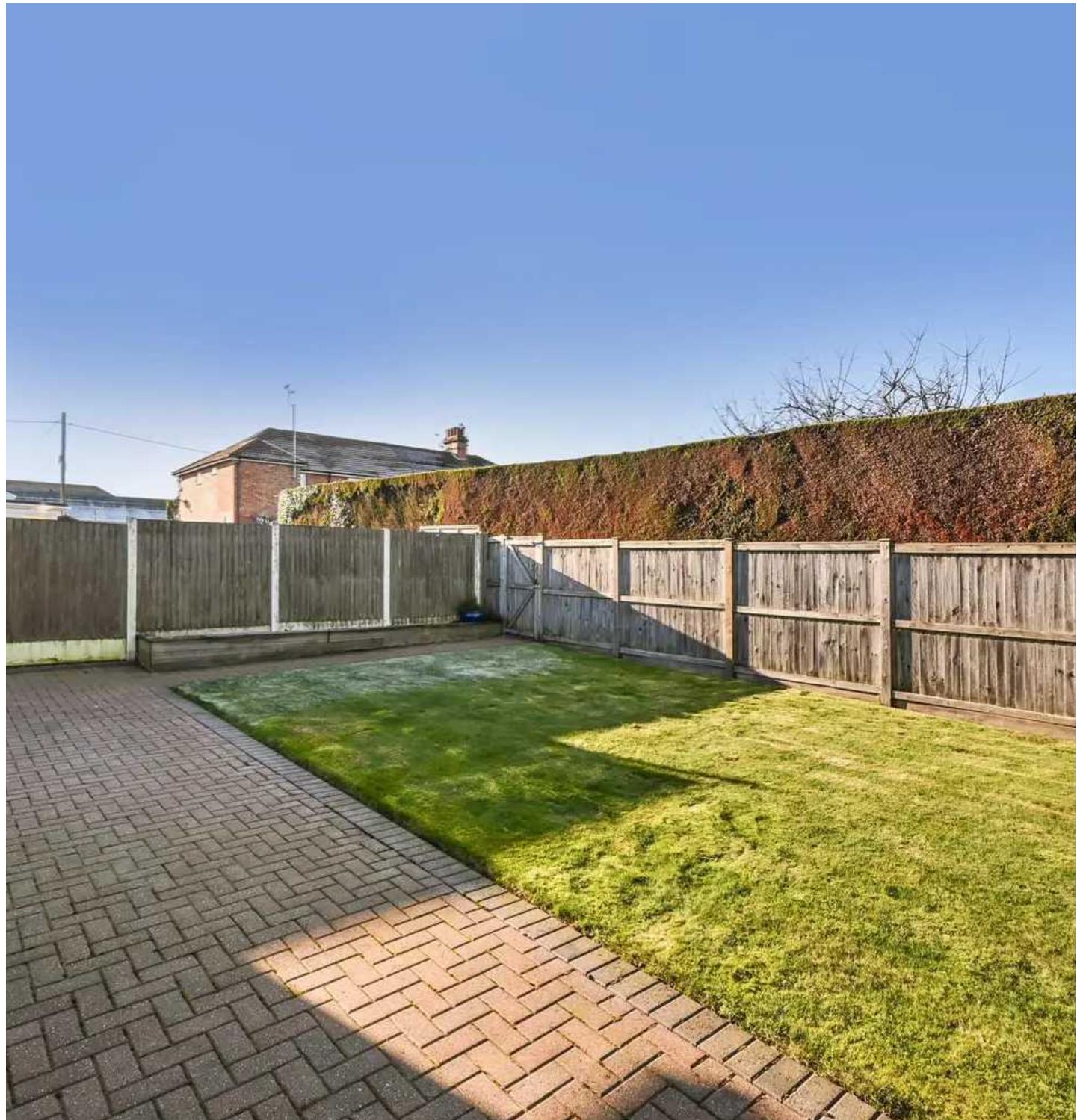
12' 1" x 7' 2" (3.68m x 2.18m)

Located to the rear of the garage is the home office/studio with window to rear and personal door to garden.

## Driveway

2 Parking Spaces

Block paved driveway providing parking for 2 vehicles.











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Approximate Gross Internal Area = 88.4 sq m / 951 sq ft  
Outbuilding = 26.9 sq m / 289 sq ft  
Total = 115.3 sq m / 1240 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1040595)

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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