



**46 Francis Road, Ashford**  
**£325,000**

# 46 Francis Road

Ashford, Ashford

Located on sought-after Francis Road, this 3-bed end of terraced home offers spacious living, separate lounge/dining rooms, ground floor bathroom, first floor shower room, garage parking, and a good-sized rear garden for outdoor activities. Easy access to town centre and train station. Lean-to can serve as utility/storage/hobby room. A tranquil oasis with patio area for al fresco dining or barbeques. Garage measures approx. 4.3m x 4.8m. Endless possibilities for enjoyment and relaxation. Ideal for families.

Council Tax band: B

Tenure: Freehold

- Spacious 3 bedroom end of terraced family home
- Good sized rear garden
- Separate lounge & dining room
- Ground floor bathroom and first floor shower room
- Garage parking
- Walking distance to town centre and International train station
- Handy lean to



### Hallway

With inner hallway, door to dining room and stairs to first floor.

### Lounge

11' 3" x 10' 9" (3.44m x 3.27m)

Bay fronted window to front with archway to dining room.

### Dining Room

14' 1" x 12' 0" (4.30m x 3.67m)

With window to rear and under stairs study area.

### Kitchen

12' 4" x 7' 11" (3.77m x 2.41m)

With range of cupboards and drawers beneath work surfaces, range of wall mounted units. Window to side. 4 ring gas hob with extractor fan over and eye level oven. 1 and half bowl resin sink with mixer tap and drainer, space and plumbing for washing machine, partially tiled walls.

### Rear lobby

With doors leading to bathroom and lean to.

### Bathroom

White suite comprising low level wc, wash hand basin with storage under, panelled bath with mixer tap. Obscured windows to rear and side.

### Lean to

22' 7" x 4' 10" (6.88m x 1.48m)

Storage area with door to rear.

### Landing

With loft access and doors to bedrooms

### Bedroom

14' 1" x 11' 3" (4.30m x 3.44m)

With 2 windows to front

### Bedroom

12' 0" x 8' 8" (3.67m x 2.64m)

With window to rear.

### Bedroom

8' 11" x 8' 1" (2.73m x 2.46m)



## GARDEN

The rear garden is mostly laid to lawn with patio area and steps leading to rear. There is also gated side access.

## GARAGE

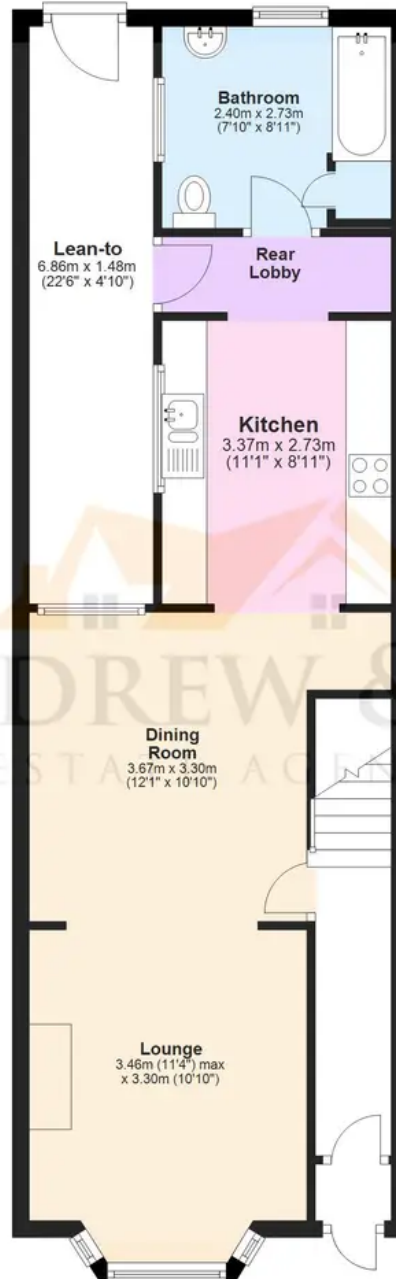
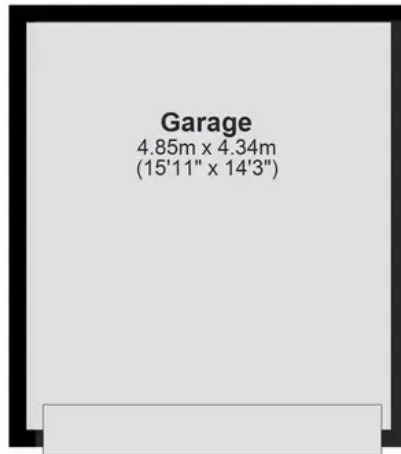
Single Garage

Garage with up and over door measuring approx. 4.3m x 4.8



## Ground Floor

Approx. 83.0 sq. metres (893.2 sq. feet)



## First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 126.2 sq. metres (1358.1 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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