



25 Falcon Way, Ashford

Offers in Region of £270,000

25 Falcon Way

Ashford, Ashford

This charming 3-bed end of terrace house in South Ashford boasts a modern kitchen, spacious living area, and peaceful bedrooms. With a tranquil rear garden, double glazing, and gas heating, it offers comfort and convenience. Ideal for a family or first-time buyer at £270,000.

Council Tax band: B

Tenure: Freehold

- Offers in the region of £270,000
- Three Bedroom end of terrace house
- Two allocated parking spaces
- Popular South Ashford location
- Ideal for a family or first time buyer
- West facing rear garden
- Double glazing and gas central heating



Entrance Hall

Upvc entrance door. Vinyl flooring. Radiator to the wall. Storage cupboard housing the consumer unit and smart meter.

Kitchen

Vinyl flooring. Window to the front. Work surface with tiled splashbacks, metal sink and drainer. Gas hob, oven and overhead extractor. Space for a fridge freezer and washing machine. Wall and floor storage units.

Lounge/Dining Area

15' 11" x 14' 0" (4.84m x 4.27m)

Laminate flooring. Radiator to the wall. Patio doors to the rear garden.

Landing

Carpet laid to floor. Airing cupboard. Storage cupboard. Loft access which is part boarded with a ladder and light.

Family Bathroom

Vinyl flooring. Window to the side. Radiator to the wall. Tiled walls. Bath with an overhead shower, W.C and washbasin.

Bedroom 1

7' 9" x 13' 11" (2.36m x 4.25m)

Laminate flooring. Radiator to the wall. Window to the rear. Fitted wardrobes.

Bedroom 2

10' 0" x 7' 7" (3.05m x 2.31m)

Laminate flooring. Radiator to the wall. Window to the front. Fitted wardrobes

Bedroom 3

6' 5" x 5' 11" (1.95m x 1.80m)

Laminate flooring. Radiator to the wall. Window to the front.



FRONT GARDEN

Mainly laid to lawn with a concrete pathway, some raised flowerbeds and a blue state chipped border.

REAR GARDEN

Mature rear garden which is mainly laid to lawn with a patio area, some raised flower beds and a woodchip border. It also benefits from a wooden shed to the side with power and lights and side access to the 2 parking spaces.

ALLOCATED PARKING

2 Parking Spaces

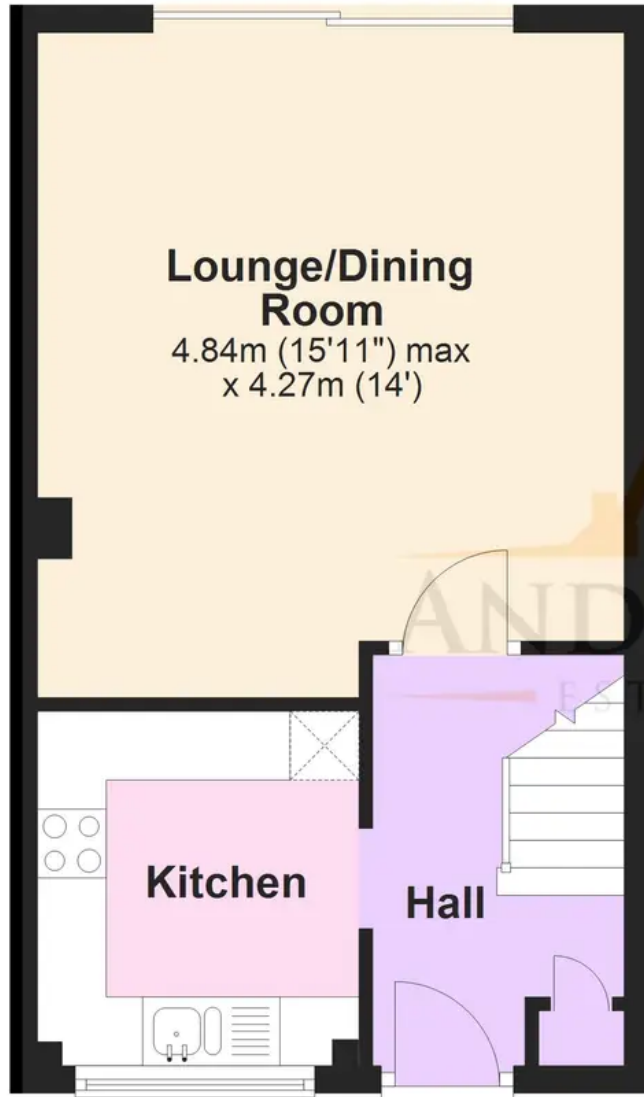
Two allocated parking spaces.





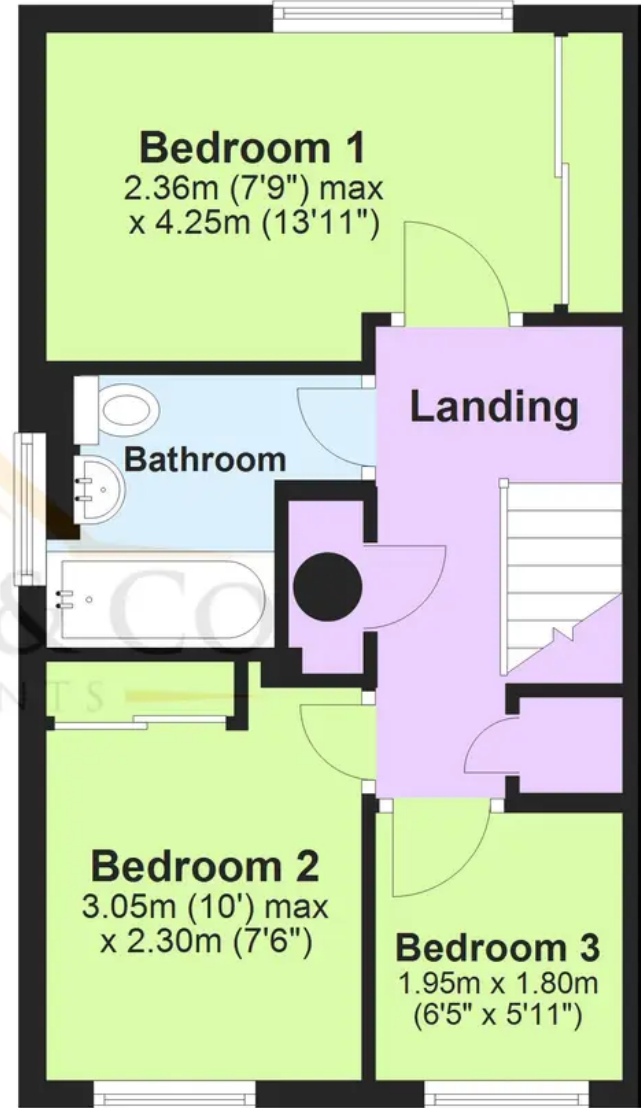
Ground Floor

Approx. 32.1 sq. metres (345.7 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.9 sq. feet)



Total area: approx. 64.2 sq. metres (690.6 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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