



Viburnum Close, Ashford

£325,000

# 58 Viburnum Close

Ashford, Ashford

Charming 3-bed staggered terrace house with through lounge, modern extension, garage en bloc, & no chain. Tranquil south-facing rear garden with patio, deck, & lush lawn. Ideal family home near M20, schools & amenities.

Council Tax band: C

Tenure: Freehold

- £325,000
- Three bedroom staggered terrace house
- Through lounge/dining room
- Single storey extension to the rear
- Garage en bloc
- Ideal family home
- Convenient location for the M20
- Close to local schools and amenities



### Entrance hall

Upvc door. Marble floor tiles. Small internal window.

### Lounge/Dining Area

24' 6" x 9' 11" (7.46m x 3.03m)

Laminate flooring. Window to the front. Understairs storage cupboard.

### Study area

5' 7" x 7' 3" (1.71m x 2.20m)

Laminate flooring with a window to the rear.

### Kitchen

9' 9" x 7' 7" (2.97m x 2.30m)

Hardwood floor. Wooden butcher block style work surface. Metal sink and drainer. Large range cooker with an overhead extractor. Integral wine cooler. Wall and floor storage units. Space for a washing machine.

### Breakfast Area

5' 7" x 7' 7" (1.71m x 2.30m)

Hardwood flooring. Upvc door to the rear garden. Window to the rear. Breakfast bar. Space for a large fridge freezer.

### Landing

Laminate flooring. Loft access which is boarded and has a ladder and light. Storage cupboard housing the boiler.

### Bedroom 1

12' 7" x 9' 8" (3.83m x 2.94m)

Laminate flooring. Window to the front.

### Bedroom 2

11' 7" x 9' 5" (3.54m x 2.87m)

Laminate flooring. Window to the rear. Built in wardrobe. Built in cupboard housing the hot water tank.

### Bedroom 3

6' 1" x 6' 6" (1.86m x 1.97m)

Laminate flooring. Window to the front. Over stairs storage cupboard.



### **FRONT GARDEN**

Block paved pathway and laid to patio.

### **REAR GARDEN**

Decked area with a covered overhead pergola. Laid to lawn with rear access.

### **GARAGE EN BLOC**

1 Parking Space

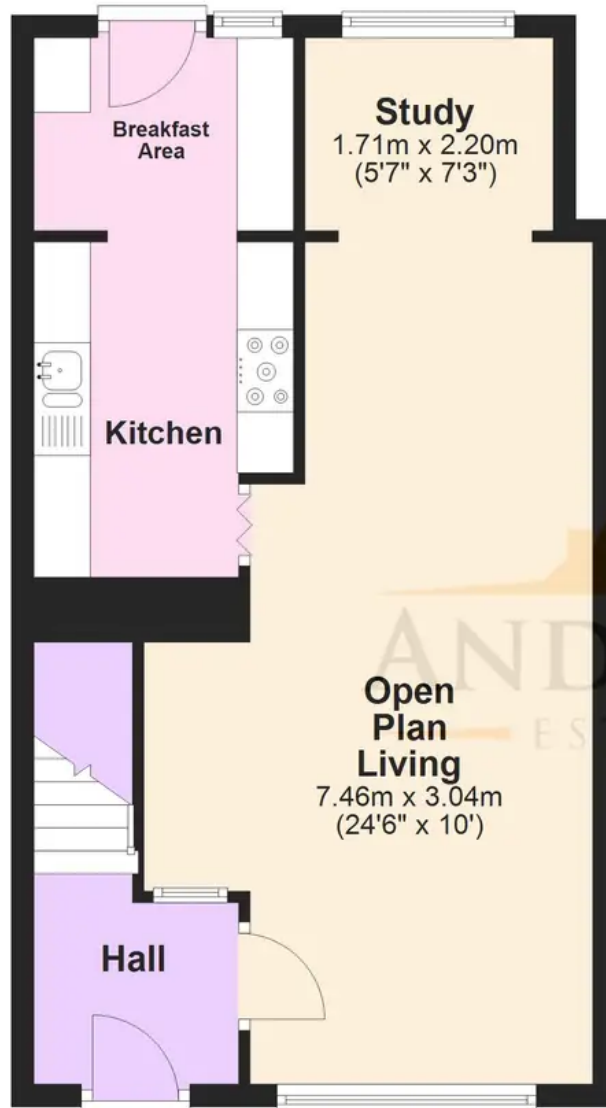
Garage en bloc





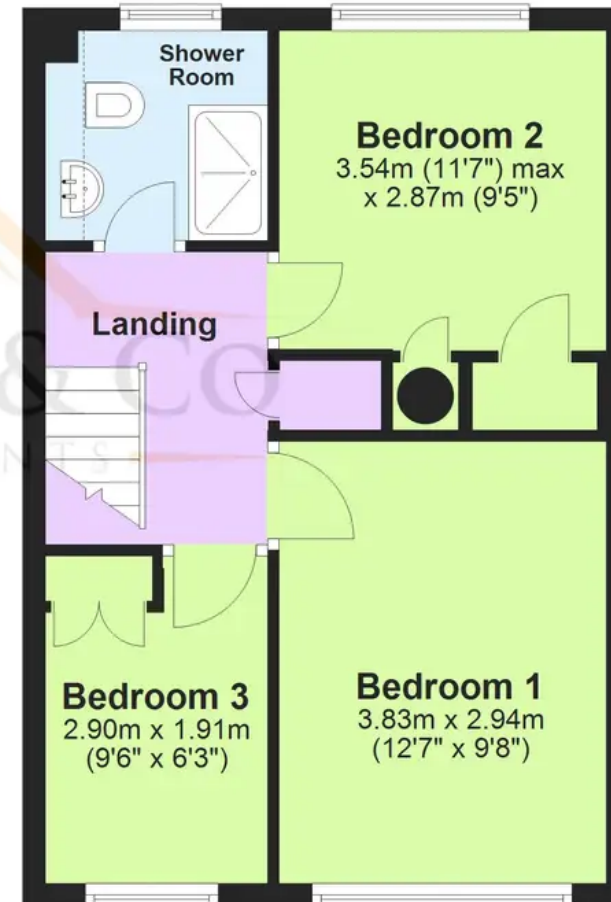
## Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 82.4 sq. metres (887.4 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.

## Andrew & Co Estate Agents - Ashford

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