



Upper Queens Road, Ashford

£550,000

71 Upper Queens Road

Ashford, Ashford

A generously sized, double bay-fronted four-bedroom Victorian home, located within walking distance of the Town Centre & International Station, enjoying spacious rooms throughout, original features and located within Ashford's Conservation Area.

Council Tax band: C

Tenure: Freehold

- Four-bedroom Victoria home, located within Conservation Area
- Within walking distance of Ashford Town Centre & International Station
- Three reception rooms on the ground floor
- Accommodation spanning three floors plus Cellars
- Beautiful period features found throughout
- Original fireplaces, cornicing and mouldings throughout



Entrance Hallway

An elegant entrance hallway with staircase rising to the first floor, feature cornicing and mouldings feature throughout the ground floor, doors to each reception room, stairs leading down to the basement, radiator and fitted carpet.

Reception Room

12' 10" x 11' 8" (3.92m x 3.55m)

A bay fronted reception room with feature fireplace, radiator and fitted carpet.

Living Room

23' 10" x 9' 11" (7.27m x 3.03m)

A large spacious living room, dual aspect (bay fronted) with windows to both the front and rear, two feature fireplaces, radiators and fitted carpet.

Dining Room

10' 6" x 11' 8" (3.20m x 3.55m)

Window to the rear, door to kitchen, radiator and exposed original floorboards.

Kitchen

11' 11" x 7' 10" (3.64m x 2.38m)

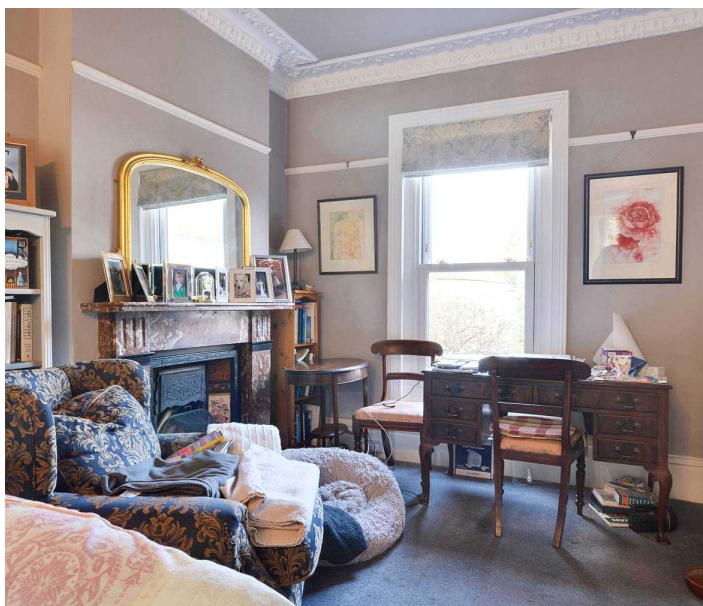
A modern fitted kitchen, installed by Roma Kitchens, featuring plentiful cabinets with Garnite worksurfaces over, inset sink/drain, built-in appliances including a range cooker, dishwasher & fridge/freezer. Windows over looking the garden and door to Utility. Tiled flooring.

Utility

With space and plumbing for a washing machine & tumble dryer, storage units, work surface and inset sink/drain. Leading to Conservatory & Cloakroom.

Cloakroom

WC and wash basin.



Conservatory

10' 1" x 10' 11" (3.07m x 3.34m)

Wooden construction conservatory with windows overlooking the garden and doors leading to the outside.

First Floor Landing

Leading to each of the rooms on this floor with a staircase rising to the second floor. Carpet fitted to the stairs and landing.

Bedroom 1

11' 11" x 15' 10" (3.64m x 4.82m)

An imposing principle bedroom with bay window and feature fireplace. Built-in wardrobes and recessed cupboard, radiator and fitted carpet. Door leading to en-suite.

En-suite

A spacious en-suite bathroom comprising a four-piece suite including a free-standing bath, shower cubicle, WC & wash basin. Recessed shelving & storage cupboard.

Bedroom 2

11' 11" x 11' 8" (3.63m x 3.55m)

A large bay front double bedroom with feature fireplace, radiator and fitted carpet.

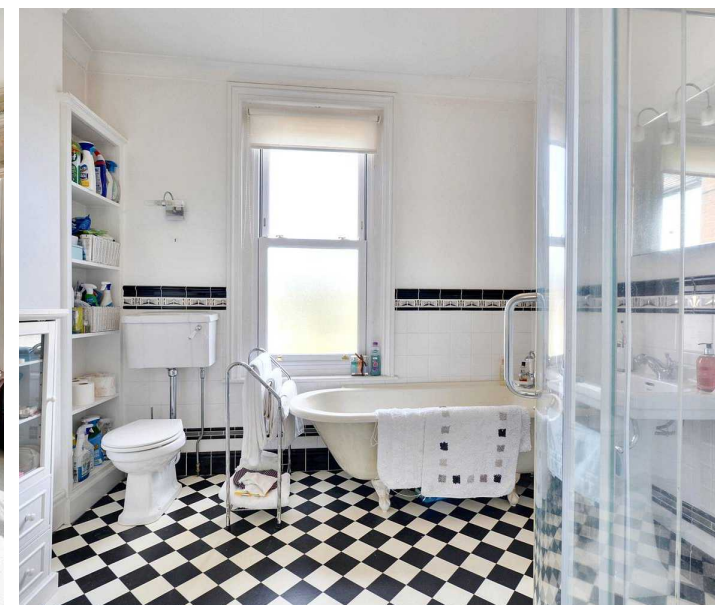
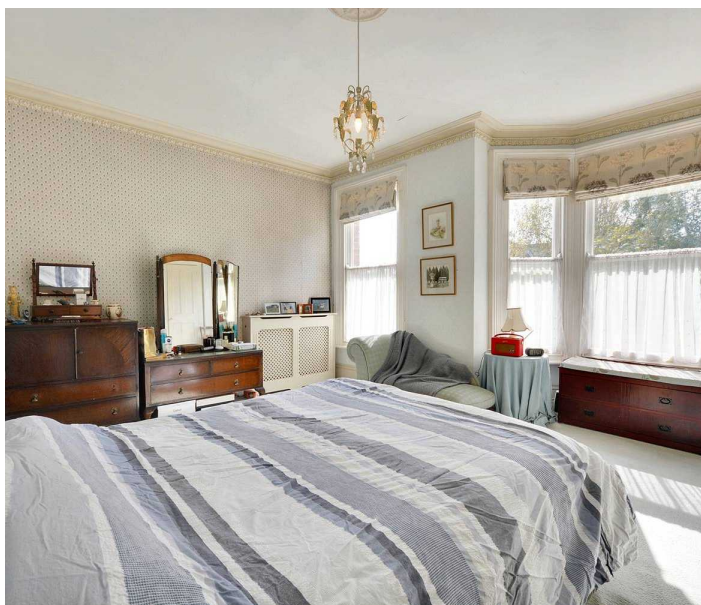
Study

8' 0" x 4' 11" (2.44m x 1.49m)

A useful home office.

Bathroom

Comprising a three-piece suite including a bath with shower over, WC & wash basin. Airing cupboard housing hot water cylinder.



Second Floor Landing

Doors to each of the bedrooms on this floor, roof window to the rear.

Bedroom 3

13' 11" x 10' 0" (4.23m x 3.05m)

A generously sized double bedroom with dormer window overlooking the rear garden, built-in cupboard, radiator and laminate wood flooring.

Bedroom 4

13' 11" x 14' 5" (4.23m x 4.39m)

A generously sized bedroom with dormer window to the rear overlooking the garden, feature fire place, built-in cupboard and fitted carpet.

Garden

A lovely landscaped garden, featuring a patio space adjacent to the rear of the house for entertaining or sitting outside, winding pathway which leads down to a lawned garden with planted borders before meandering through across a water feature to a secondary patio space to the bottom of the garden. Fences provide the boundary to the garden with gated access along the side and at the rear. To the bottom of the garden is a large workshop.





Ground Floor

Approx. 84.6 sq. metres (910.9 sq. feet)



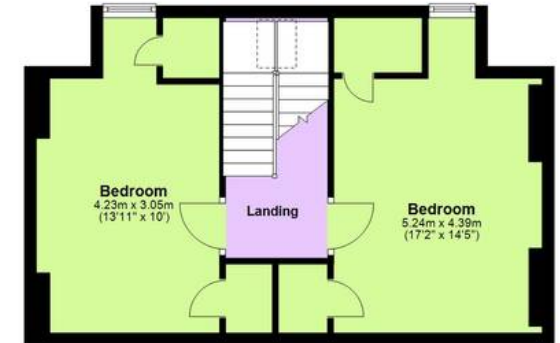
First Floor

Approx. 61.7 sq. metres (664.1 sq. feet)



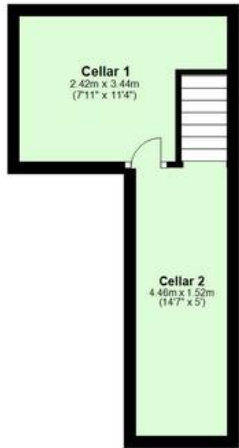
Second Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



Basement

Approx. 15.3 sq. metres (164.9 sq. feet)



Total area: approx. 203.5 sq. metres (2190.4 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.