



## 35 Farrers Walk, Kingsnorth

Offers in Region of £450,000

# 35 Farrers Walk

Kingsnorth, Ashford

Council Tax band: E

Tenure: Freehold

- Garage
- Blocked paved driveway for 2 cars
- Private enclosed garden
- Zanussi electric oven and extractor fan
- Integral dishwasher
- Loft is boarded with with ladder and light.
- Electric feature fire
- Four double bedrooms all with build in wardrobes
- Ensuite with rain head shower and hair wash attachment.
- Cloakroom



### Hallway

Hallway , wooden floor, radiator.

### kitchen

11' 1" x 8' 7" (3.38m x 2.62m)

Wooden floor, radiator, double glazed window to rear, space for American fridge freezer, integral dishwasher, Zanussi electric oven and grill. Induction hob with extractor over. Double sink with drainer and mixer tap.

### Dining room

17' 3" x 8' 7" (5.26m x 2.62m)

Wooden floor, radiator, double glazed window to front and door to side.

### Lounge

14' 6" x 14' 2" (4.42m x 4.32m)

Carpet to floor, Double glazed windows and door to garden. Electric Feature fire.

### Utility room

11' 7" x 8' 8" (3.53m x 2.64m)

Partly converted garage to allow for a utility room and storage.

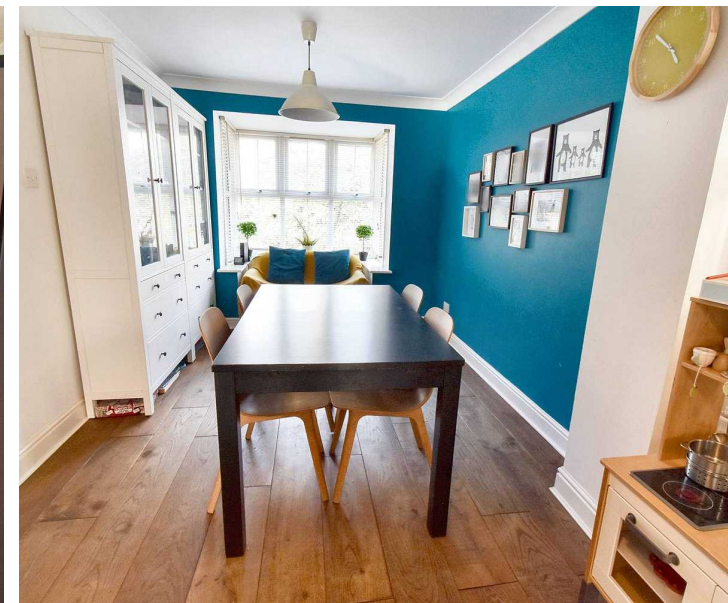
### Cloakroom

Cloakroom with toilet, sink and basin.

### Bedroom 1

12' 1" x 11' 5" (3.68m x 3.48m)

Carpet to floor, triple aspect windows to front, built in wardrobe. Radiator



### **Ensuite**

En-suite, with overhead rain shower and and hair wash attachment. Sink with built in storage under. Toilet and basin.

### **Bedroom 2**

13' 1" x 8' 8" (3.99m x 2.64m)

Carpet to floor, Double glazed window to front, built in wardrobe. Radiator.

### **Bedroom 3**

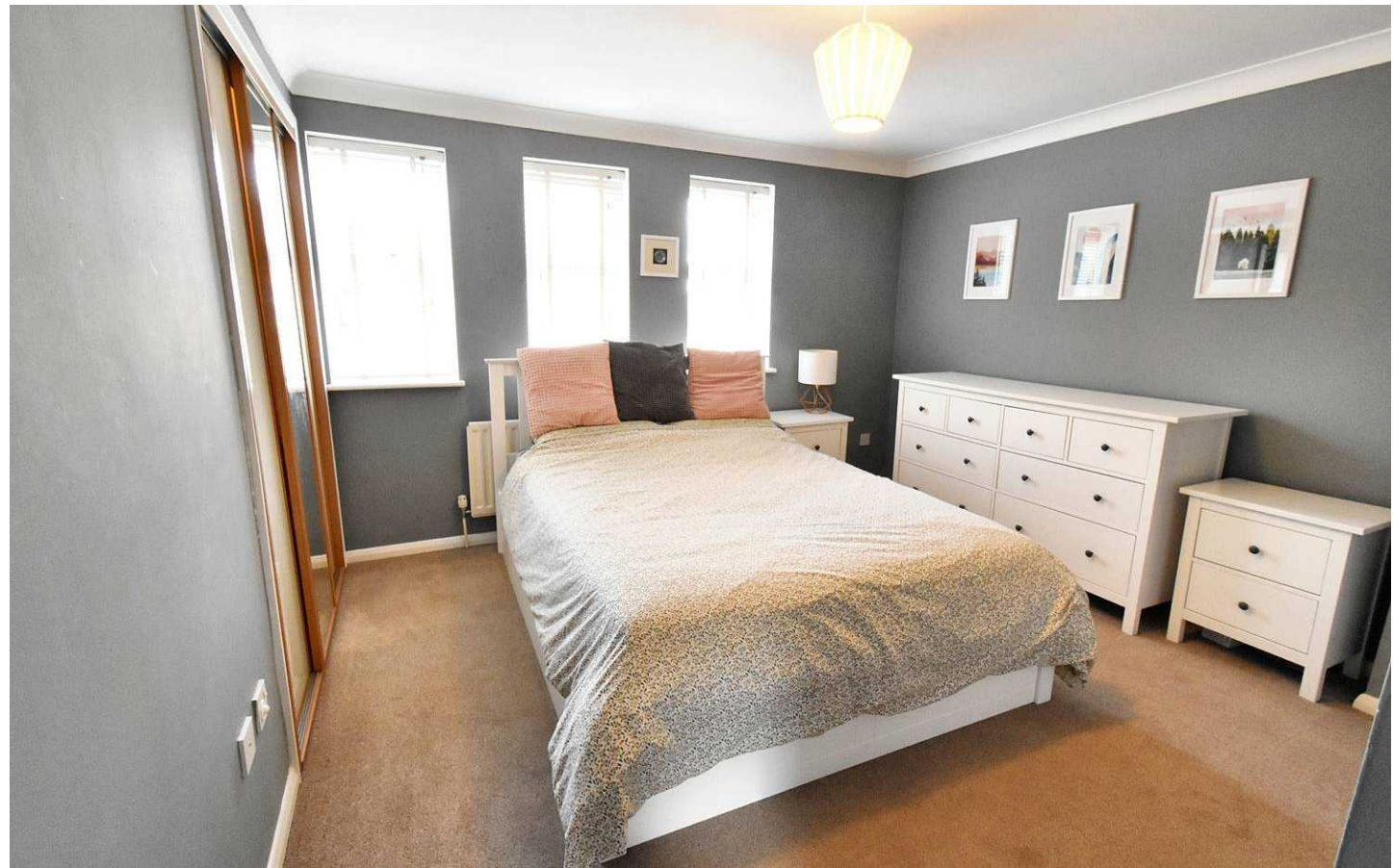
11' 11" x 8' 8" (3.63m x 2.64m)

Carpet to floor, built in wardrobe, window to rear, Radiator.

### **Bedroom 4**

9' 11" x 8' 7" (3.02m x 2.62m)

Carpet to floor, radiator, window to rear, built in wardrobe.



## **GARDEN**

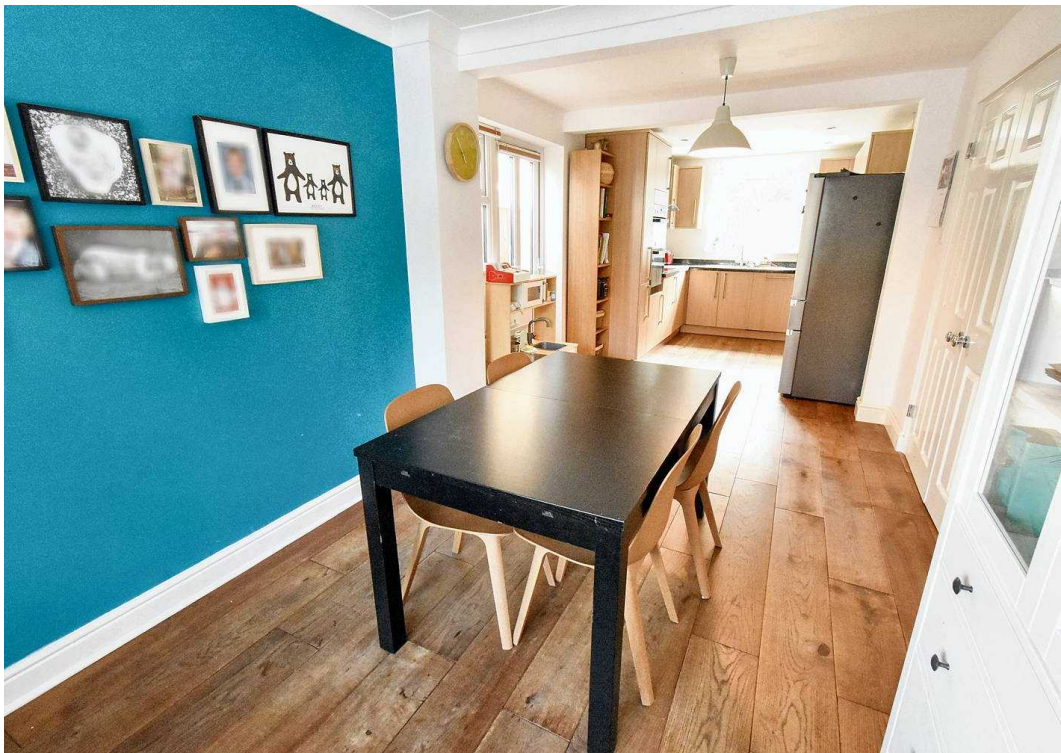
This lovely garden is perfect to relax in on a summers day, part lawned with a low maintenance patio area, perfect for a BBQ or for children to play in.

## **DRIVEWAY**

2 Parking Spaces

Garage and driveway for 2x cars.





## Ground Floor

Approx. 66.5 sq. metres (715.6 sq. feet)



## First Floor

Approx. 59.8 sq. metres (643.5 sq. feet)



Total area: approx. 126.3 sq. metres (1359.2 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**

01233 632383

[info@andrewandco.co.uk](mailto:info@andrewandco.co.uk)

