



## 64 Sandyhurst Lane, Ashford

Offers in Region of £625,000

# 64 Sandyhurst Lane

Ashford, Ashford

Individual 4 bed detached house in Sandyhurst Lane with views of Ashford Golf Course. Modern interiors, spacious open-plan living, separate dining room, master en-suite, lush garden with patio, gated parking for 4, garage. Ideal blend of tranquillity and luxury.

Council Tax band: F

Tenure: Freehold

- Highly Sought After Sandyhurst Lane Location
- Backing onto Ashford Golf Course
- Detached Family Home
- 4 Bedrooms
- Garage with Driveway for 4 plus Vehicles
- Open plan Living Area with separate Dining Room
- En-suite to Master Bedroom
- Rear Garden
- Cloakroom with Utility Area



**Entrance Hallway**

With stairs leading to first floor and storage cupboard.

**Cloakroom**

With low level wc, wash hand basin and utility area.

**Sitting Room**

19' 11" x 13' 10" (6.07m x 4.22m)

With French doors with shutters and sliding patio doors leading to rear garden, living flame effect electric fire.

**Kitchen**

With range of white shaker style cupboards and drawers beneath worksurfaces with additional wall mounted units, 5 ring gas hob with tiled splashback and extractor over, low level oven, space and plumbing for washing machine and dishwasher, window to rear and stable door leading to garden, 1 and half bowl ceramic sink with mixer tap and drainer, pantry.

**Dining Room**

11' 5" x 9' 8" (3.48m x 2.95m)

With window outlook to front.

**Landing**

Carpeted with loft access and window to side.

**Bedroom**

12' 4" x 11' 8" (3.76m x 3.56m)

Carpeted and window with shutters to front.

**En-suite**

Low level wc, wash hand basin with mixer tap and vanity cupboard under, extractor fan, obscured window to front and tiled shower cubicle.

**Bedroom**

15' 3" x 9' 8" (4.65m x 2.95m)

Carpeted with window to rear with benefit of shutters.

**Bedroom**

12' 11" x 9' 3" (3.94m x 2.82m)

Carpeted with window to rear with benefits of roller blinds.

**Bedroom**

### **FRONT GARDEN**

Mostly laid to lawn with gated side access to rear garden.

### **GARDEN**

Mostly laid to lawn with range of shrub and flower borders, patio area and gated side access.

### **GARAGE**

Single Garage

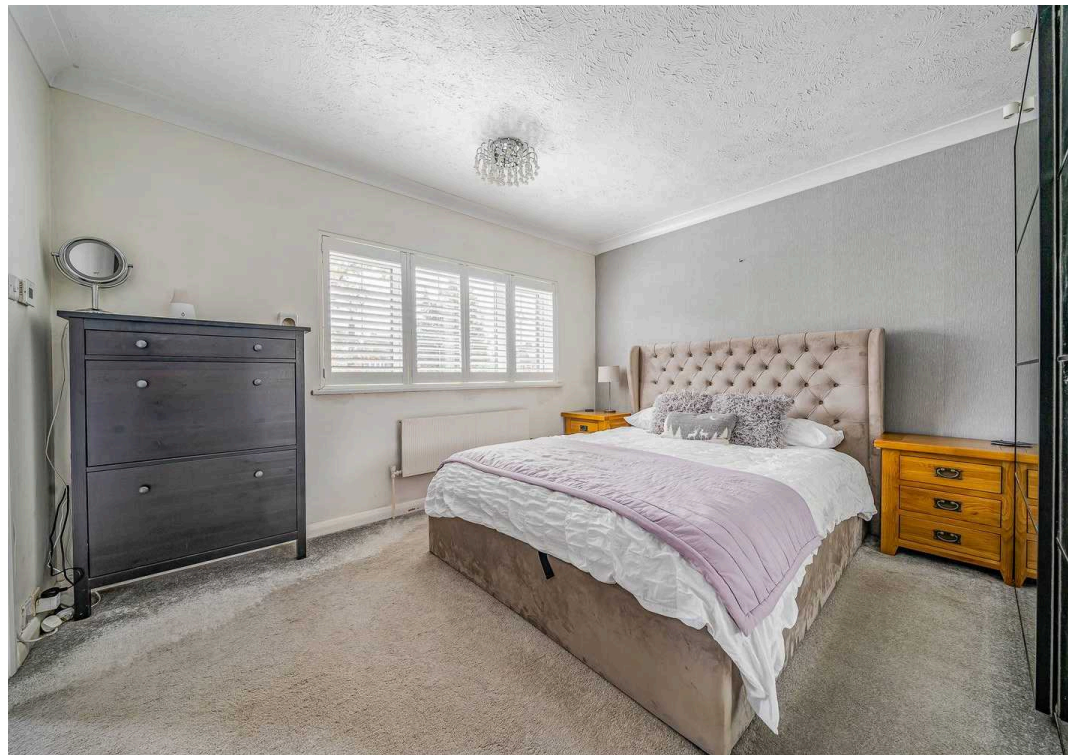
With up and over door.

### **DRIVEWAY**

4 Parking Spaces

Tarmac driveway providing parking for 4 plus vehicles.





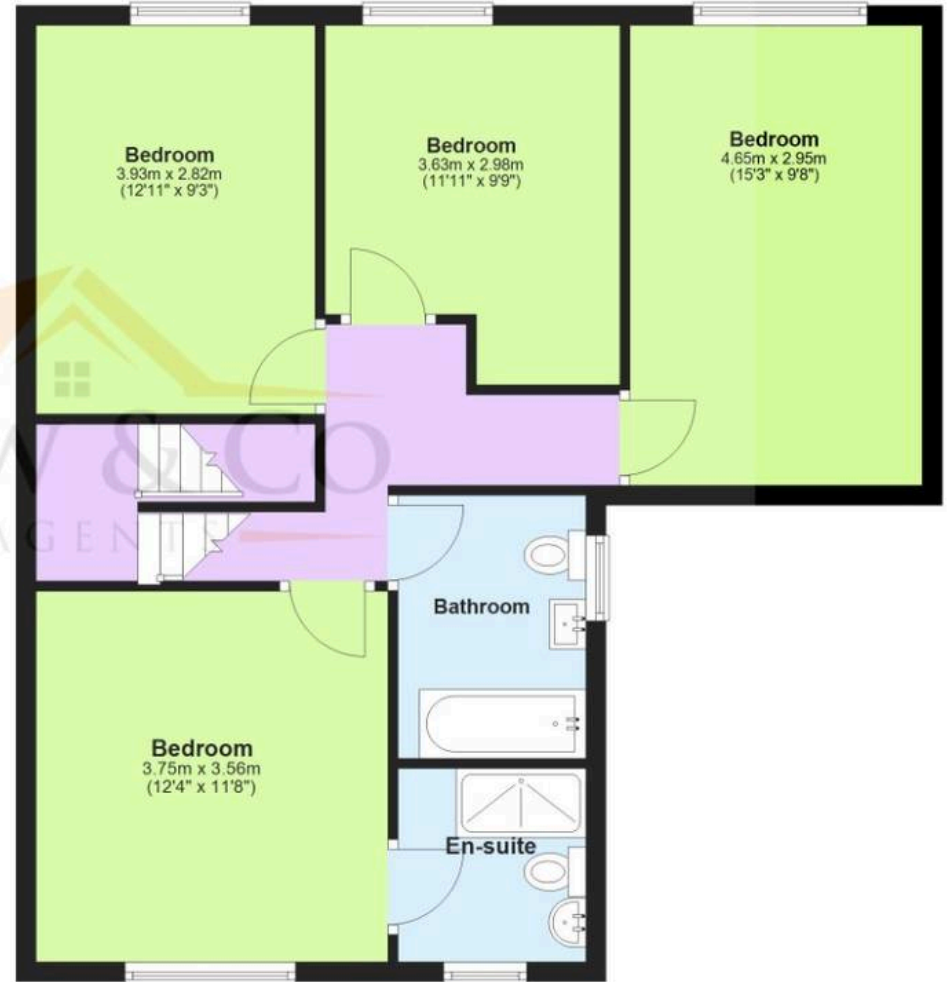
### Ground Floor

Approx. 66.9 sq. metres (720.0 sq. feet)



### First Floor

Approx. 68.4 sq. metres (736.1 sq. feet)



Total area: approx. 135.3 sq. metres (1456.1 sq. feet)

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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