

FOR SALE



Ashenground Road

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Region Of £345,000


MARTIN&CO



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3 Bedrooms, 1 Bathroom

Offers In Region Of £345,000

- Built In 1956 -Full Of Character Solid Construction
- Two Owners From New -Cherished And Maintained In Original Condition
- Original Kitchen And Bathroom
- No Central Heating



****EXCITING REFURBISHMENT OPPORTUNITY For This 1956-Built 3 Bedroom Home**

OVERVIEW

First Time on the Market in Over 50 Years and owned by just two families since new .The property property has been well loved and is ready for a new chapter .This home presents the perfect canvas for a buyer seeking a project with great potential. With solid foundations and generous proportions, it offers endless scope to update and re-imagine to today's standards. The property requires complete updating, making it the perfect project for buyers looking to create their dream home seeking a rewarding renovation. The property will particularly appeal to a family or individual ready to undertake the improvements and create a beautiful home to match its setting in a well established residential area

KEY FEATURES:

Built in 1956 – full of character and solid construction
Two owners from new cherished and maintained in original condition
Added Porch
Spacious Loft - With Timbered Floor And Window Ideal For Storage Or Future Conversion (Subject to Consent)
Three Bedrooms (Taps and washbasin added to one of the bedrooms)
Two Reception Rooms
Original kitchen and bathroom
Large South-facing garden with paved terrace and path perfect for sun lovers and a vegetable patch for garden enthusiasts
Off-road parking Concrete Parking Space
Located in a well-established residential area



Freehold

SERVICES

Mains Water & Waste

Electric

Gas

LOCATION

Situated in a popular well established residential area and within walking distance of the town centre with its wide range of shops, Victoria Park with its tennis courts and Ashenground Wood approximately 100yds from the property offering an attractive venue for walking. There are several well regarded schools in the locality catering for all age groups and the mainline railway station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, an array of restaurants in The Broadway, a Waitrose and Sainsbury's superstore and several parks. The A23 lies about 5 miles to the west providing

a direct route the motorway network, Gatwick airport is just over 14 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. .

DISCLAIMER

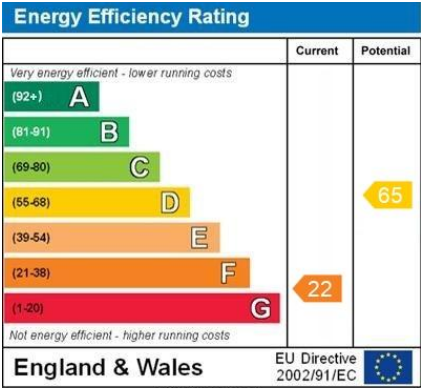
All material information has been provided to us by the seller, this is accurate to us to the best of our knowledge and is provided in good faith. Your legal representative should verify this information through enquiries raised during the conveyancing process.

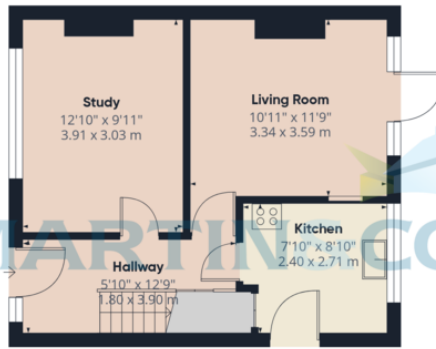
IDENTITY CHECKS

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use an online service to verify your identity provided by HIPLA. The cost of these checks is £50 inc. VAT per purchase which is paid in advance, directly to HIPLA.

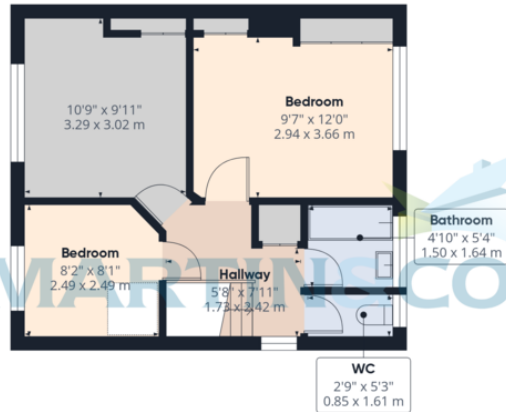


This charge is non-refundable under any circumstances.





Ground Floor



Floor 1

Approximate total area⁸
787 ft²
73.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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