



Ribston Way, Singleton, Ashford, Kent, TN23 5JQ

Offers In Excess Of £360,000

A prominent corner position, with level walled garden and southerly aspect, Generously proportioned four bedrooms, - all double rooms. Accommodation arranged over three floors, with a large master bedroom on the first floor. Planning permission has been granted to add a single story extension to the side of the property, the plans offer plenty of downstairs space and great potential.

Only a short walk from one of Ashford's most popular PRIMARY SCHOOLS (Great Chart Primary) and the Singleton village hall which holds a variety of fitness and recreational classes. Other local amenities include a post office, doctors, pharmacy, dentist, hairdressers, vets and takeaway. You can take a leisurely stroll round the popular Singleton Lake or a country walk to the village of Great Chart. The Environment Centre which includes woodland walks, both of which are conveniently located within walking distance.

The area features a regular bus service to the Ashford International train station and town centre. The Railway Station boasts a high speed (37 minute service to London St Pancras) ideal for commuting and family day trips. There is also a eurostar service to the continent.

Entrance Hall

Stairs to first floor doors to Kitchen/dining room, Lounge and Ground floor WC

Ground floor WC

Modern two piece suite, WC and washbasin,

Lounge 16'4 x 9'11 (4.98m x 3.02m)

Double glazed windows to front, french doors to rear, laminate flooring, feature fireplace, radiator.

Kitchen/dining room 16'3 x 9'7 (4.95m x 2.92m)

Double glazed windows to front and rear, doorway to utility, opening through to conservatory, range of modern wall and base kitchen cupboard units. sink unit, four ring gas hob, built in oven extractor hood, tile effect flooring, radiator.

Utility

Exterior door to rear, wall and base cupboards recess for appliance, sink unit

Conservatory 13' x 8'6 (3.96m x 2.59m)

Double glazed with glass roof, french doors to rear garden, laminate flooring.

First floor landing

Double glazed window to front, turning stairs to second floor, doors to master bedroom, bedroom two and bathroom.

Master bedroom 16'4 x 9'11 (4.98m x 3.02m)

Double glazed windows to front and rear, built in wardrobes ,radiator, door to en suite

En suite

Double glazed window to rear, tiled shower, WC and washbasin

Bedroom 10'6 x 9'6 (3.20m x 2.90m)

Double glazed window to rear, built in wardrobe, radiator.

Second floor landing

Skylight window to front, radiator doors to bedrooms

Bedroom 11'9 x 10'3 (3.58m x 3.12m)

Dormer window to front, skylight window to rear, radiator

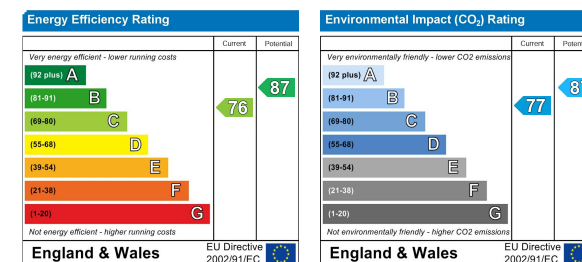
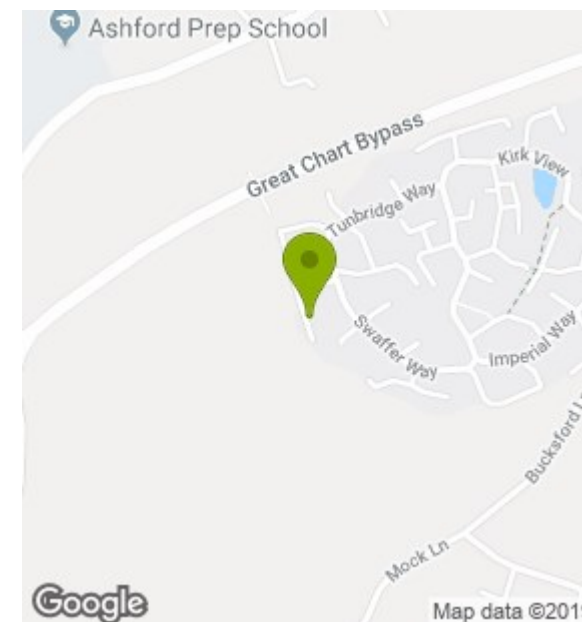
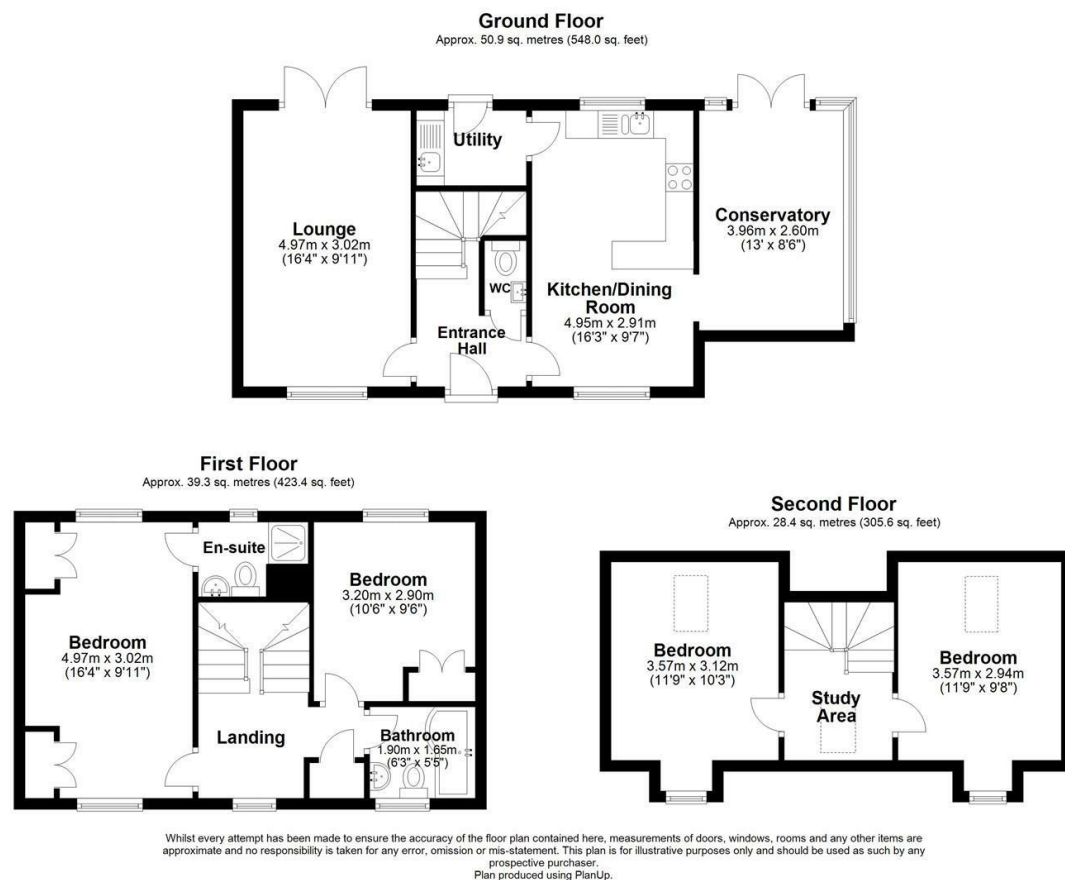
Bedroom 11'9 x 9'8 (3.58m x 2.95m)

Dormer window to front, skylight window to front, radiator.

Exterior

A level rear garden, southerly aspect, wall on two sides, mainly lawn. Large patio and pathway. Garage with up and over door rear garden, parking in front.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

