

**MARTINS
ESTATES**
SALES AND LETTINGS



**6 Sycamore Lane
Ashford, TN23 3RS**

Asking Price £485,000

A beautifully presented detached house of 1500 sq ft with adaptable accommodation tucked in a quiet and secluded corner and occupying a well proportioned plot with the benefit of attached tandem garage which now comprises a garage to the front and work from home space with UPVC stable door and velux window enabling the owners to work from the comfort of home without interruption.

Set over two floors the current owners have adapted the four bedroom accommodation and in its current configuration it now benefits from 3 double bedrooms and a truly wonderful large family bathroom with Double ended bath, WC, Wash hand basin in vanity unit and double walk in shower cubicle with full height glazed enclosure. The master bedroom now has a dressing room with obscure glazed window, whilst the second bedroom has fitted cupboards providing plenty of storage

On the ground floor the entrance door leads into the hallway with stairs to the first floor with under-stair storage cupboard and modular storage system with flush fronted white finished modules maximising on the under-stair storage space. Doors lead from the hallway into the lounge with window overlooking the front of the property and sliding door to the rear. This room is currently used as a lounge dining room enabling the former dining room to be used as a Family room or fourth bedroom. The kitchen has been renewed and now benefits from a range of high gloss finished units with some integrated appliances, five ring hob, extractor and oven and convector oven with microwave. A UPVC stable door opens onto the rear patio. The ground floor has a WC with wash hand basin.

The work from home space opens onto the garden and can be accessed from the side, Ashford International train station connecting you to London St Pancras via the fast service and Europe as well as the M20 are both nearby. There are also a host of schools and bus routes on your door step as well as a range of shopping facilities including the Mcarthur Glen.



Hallway

Stairs, door to Storage cupboard, door to:

WC

Window to rear.

Lounge/Dining Room

20'4" x 11'6" (6.21m x 3.50m)

Window to front, sliding door, door to:

Kitchen/Breakfast Room

13'7" x 13'6" (4.14m x 4.11m)

Window to rear, door to:

Family Room / Bedroom 4

13'1" x 9'11" (4.00m x 3.01m)

Window to front.

Landing

Door to Storage cupboard, doors to:

Master Bedroom

13'1" x 9'11" (4.00m x 3.01m)

Window to front, sliding door to Dressing Room, door to:

Dressing Room

6'11" x 8'2" (2.12m x 2.50m)

Window to rear.

Bedroom 2

8'6" x 12'8" (2.60m x 3.85m)

Window to front, sliding door to Storage cupboard, door to:

Bedroom 3

11'6" x 9'2" (3.51m x 2.80m)

Window to rear, door to:

Family Bathroom

Two windows to rear, door to:

Work from home space

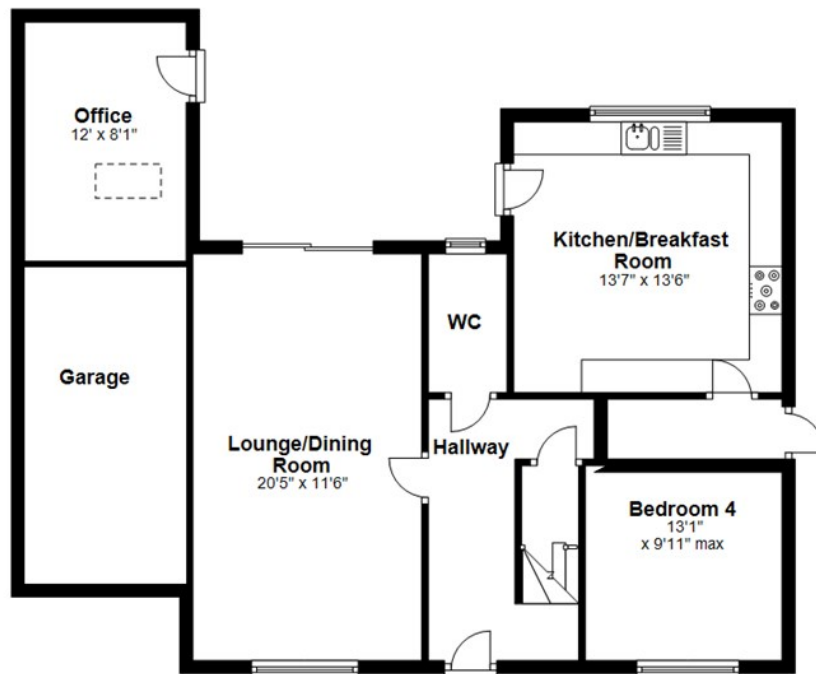
Storage cupboard.



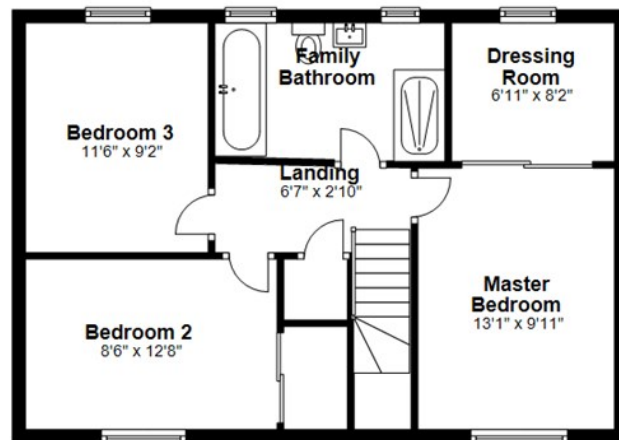




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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