





This spacious townhouse offers plenty of space and flexibility on living space with accommodation spanning three floors. Originally built as a three-bedroom house, the accommodation spans three floors and could easily be laid out a little differently to give four bedrooms, or if you needed space to work from home you could use of the bedrooms as a home office/study.

To the front of the house is parking for two cars, and pathway leading to the front door. Inside, an entrance lobby provides space to store coats and shoes with the stairs leading up to the first floor. A door leads through into the hallway which provides access

to the ground floor rooms and the stairs that lead down to the lower ground floor.

To the front is the smaller of the three bedrooms, still a generous size and could also be used as a home office/study. To the rear and overlooking the garden is the lounge which enjoys a Juliet balcony. Depending on how you would like to set the property up, this room could also be used as a bedroom if you needed more space. Also on this floor is a shower room/wc and two storage cupboards.

Take the stairs down to the lower ground floor and you are sure to be impressed! Opening up completely to reveal one large open-plan room with the kitchen to the

- Versatile three/four-bedroom townhouse
- Living accommodation spanning three floors
- Awesome kitchen/dining/family room incorporating the whole of the

rear, this room is large enough to be set up as a main family living room/kitchen. The kitchen itself offers a wealth of cupboards and worksurfaces including a central island. Integrated appliances include an electric oven, gas hob and extractor hood & dishwasher. The current sellers also intend on leaving the white goods behind including the large American style fridge/freezer. Off the kitchen is a utility room with some further storage cupboards and worksurfaces and space to install a free-standing washing machine and tumble dryer. Again, the seller intends on leaving the current white goods behind.

The opposite end of this room opens to the garden with French doors opening from one side and single door to the other. Another two cupboards provide some useful storage space.

Back to the entrance lobby and take the stairs up to the first floor where you will find the further two bedrooms, the main bedroom with an en-suite shower room and the family bathroom. Both of the bedrooms upstairs are suitable double bedrooms; the main bedroom is front facing whilst bedroom two overlooks the rear. There is a lovely view from this bedroom across Singleton and towards the town centre. The family bathroom comprises a three-piece suite with a bath, wash basin and wc, whilst the en-suite features a three-piece suite with shower, wc and wash basin.

Access through the doors off from the lower ground floor is the rear garden. With a decked seating adjacent to the French doors, planted boarded and lawned area too. There is a garden shed to the bottom of the garden and gated rear access which takes you back around to the front of the house.

**Tenure:** Freehold

**Local Authority:** Ashford Borough Council





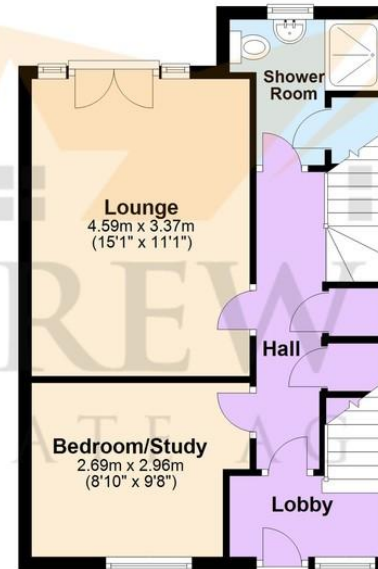
### Lower Ground Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



### Ground Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 119.6 sq. metres (1287.5 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.