

**MARTINS
ESTATES**

SALES AND LETTINGS

**47 Albert Road
Ashford, TN24 8NU**
Offers Over £899,995

One of the finest houses on this very popular road in the heart of Ashford. The ground floor is currently being used as a Nursery; however, the impact is only at a cosmetic level, and the property will revert to residential use easily. The accommodation is arranged over two floors and comprises an entrance hallway with stairs to the first floor and doors to all principal ground-floor accommodations. The hallway is currently carpeted. However, the vendor informs us that an original tiled floor can be found beneath this. On the left, as you enter the property, is the dining room with a box bay with a newly fitted UPVC double-glazed sash window overlooking the front of the property. On the right, as you enter the property, is the Drawing Room with a bay window overlooking the front with a newly fitted double-glazed sash window. A door from the Lounge leads into the principally glazed boot room with access to the side of the property and double doors into the Family room/office. The family room can also be accessed from the hallway and open over the property's back. The hallway also has a door opening into the breakfast room, which enjoys an aspect over the rear garden and a door into the kitchen. The kitchen has work surfaces to two walls with a range of wall and base units and spaces for a washing machine, dishwasher and oven and a recently fitted stable door opening over the side of the property with adjacent glazed panes. A door from the hallway gives access to the dry cellar with power and light.

The first floor has five well-appointed bedrooms, a family bathroom, and a separate WC. The master bedroom has an ensuite; all other bedrooms have wash-hand basins. The bathroom has a bath and wash hand basin, and the cloakroom has WC and wash hand basin. The property has gas central heating, and the boiler is located in the boiler room which also houses the boiler for the heated swimming pool. There is a summerhouse at the rear and parking for eight cars at the front.



Entrance Hall

Two windows to side, stairs to first floor, door to:

WC

Window to rear.

Cellar

6'11" x 16'3" (2.10m x 4.95m)

Stairs, power and light

Living Room

15'0" x 17'9" (4.56m x 5.40m)

Bay window to front.

Dining Room

14'1" x 12'8" (4.28m x 3.86m)

Box window to front, door to:

Family Room

13'9" x 12'6" (4.19m x 3.81m)

Window to rear, fireplace, double door to Boot Room, door to:

Breakfast Room

10'10" x 9'6" (3.30m x 2.90m)

Window to side, open plan to:

Kitchen

8'11" x 7'8" (2.72m x 2.34m)

Door to side:

Boot Room

Two windows to side, window to front, double door, door to:

Boiler Room

Door.

Landing

Window to rear, door to Storage cupboard, door to:

WC

Window to side.

Bedroom

9'10" x 8'11" (3.00m x 2.71m)

Window to rear, double door, door to:

Bedroom

11'5" x 6'7" (3.48m x 2.00m)

Window to rear, window to side, door to:

Bathroom

Bedroom

13'7" x 11'11" (4.14m x 3.62m)

Box window to front, fireplace, door to Storage cupboard, door to:

Bedroom

8'9" x 9'9" (2.67m x 2.97m)

Window to front, door to:

Bedroom

15'0" x 13'10" (4.56m x 4.22m)

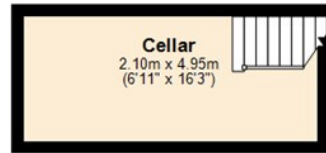
Bay window to front:



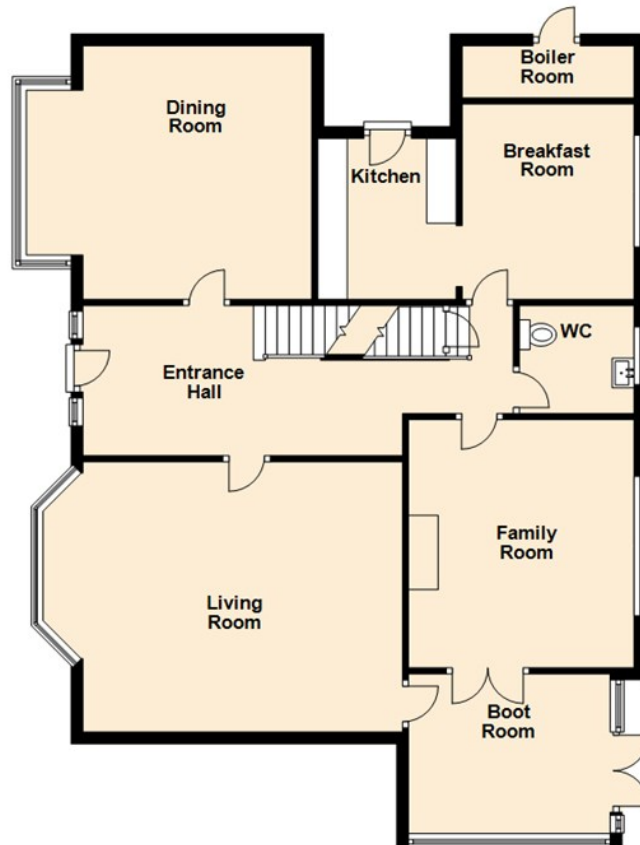




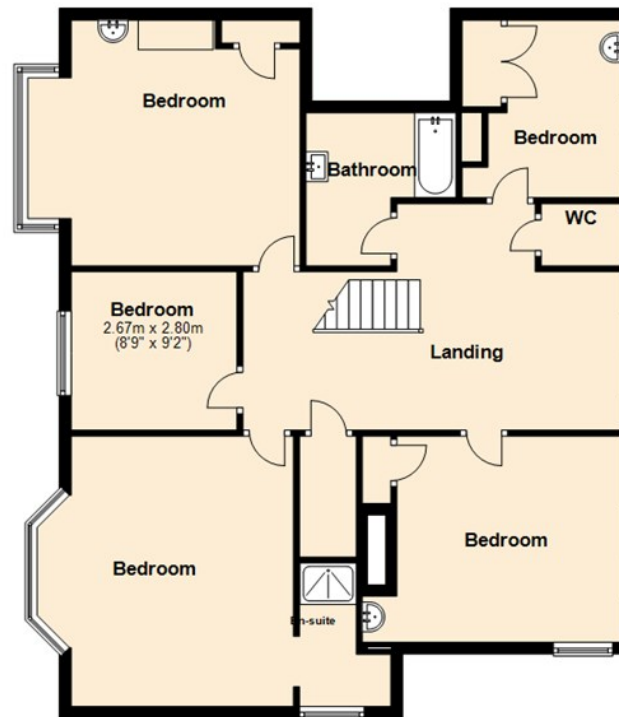
Basement
Approx. 10.4 sq. metres (112.1 sq. feet)



Ground Floor
Approx. 111.1 sq. metres (1195.7 sq. feet)



First Floor
Approx. 101.4 sq. metres (1091.6 sq. feet)



Total area: approx. 222.9 sq. metres (2399.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(81-91) B		
(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		