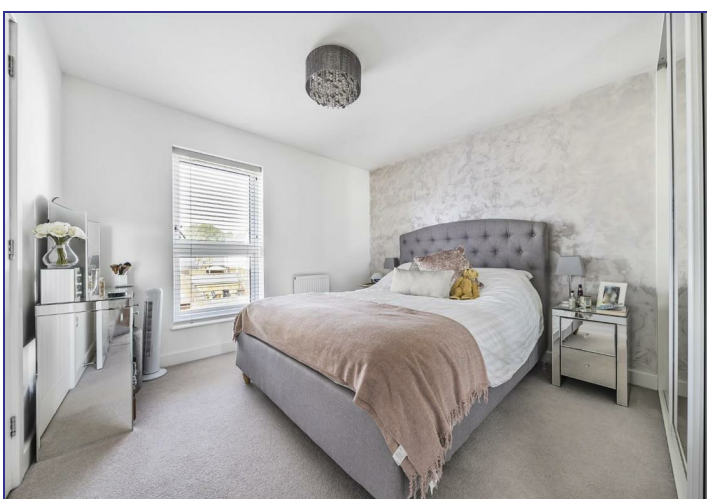


39 Conningbrook Avenue, Conningbrook Lakes, Ashford, TN24 9FA

Price £310,000

GOULD
HARRISON

Very well presented and surprisingly spacious end of terrace house with two double bedrooms, on sought after development. Situated on the sought after Conningbrook Lakes development with over 30 acres of country park and lakes close by, conveniently located for Junction 10/10a of the M20 and just 1.3 miles from Ashford town centre and mainline station. Traditionally constructed in 2019 by Westerhill Homes to their popular Swan design.



Double glazed Front Door to:

Spacious Hallway

Staircase to first floor with cupboard under.

Cloakroom

With white pedestal wash hand basin and low level WC, ceramic tiled floor, chrome towel rail.

Lounge/Dining Room 14'1 x 12'10 (4.29m x 3.91m)

Double glazed casement doors leading to rear terrace and garden.

Kitchen/Breakfast Room 11'3 x 7'0 (3.43m x 2.13m)

Ceramic tiled floor, stainless steel sink unit with range of work surfaces and gloss fronted drawers and cupboards under, wall cupboards, breakfast bar, four ring gas hob with extractor above, low level oven, integrated fridge/freezer, dishwasher and washing machine, cupboard housing Ideal gas boiler for central heating and domestic hot water.

First Floor:

Landing

Bedroom One 12'0 x 10'8 (3.66m x 3.25m)

With range of built in wardrobe cupboards to one wall.

En Suite Shower Room

Ceramic tiled floor, white pedestal wash hand basin, shaver point, low level WC, glass fronted shower cubicle, chrome towel radiator.

Bedroom Two 12'1 x 9'2 (3.68m x 2.79m)

Two windows to front, built in dresser with cupboards.

Bathroom

White suite comprising panelled bath with fully tiled surround, mains shower over and glass splash panel, pedestal wash hand basin, shaver point, low level WC, chrome towel rail, ceramic tiled floor.

Outside

The rear garden enjoys a sunny aspect being well enclosed with paved terrace, garden shed, pedestrian rear access and adjacent parking.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: C.

Tenure

Freehold.

Management charge: £400.00 per annum.

