



Kimmeridge Lees Road, Brabourne Lees, Ashford, TN25 6RP

Price £450,000

GOULD
HARRISON

Deceptively spacious detached two bedroom bungalow in excellent order throughout with 20ft detached garage/workshop and summerhouse with lovely sunny rear garden. Quietly situated in Brabourne Lees, a popular village with local amenities including village shops, primary school and public house. Easy access to Ashford and Hythe.



Open recessed Porch

With panelled Front Door to:

Hallway

Solid oak flooring, access to loft space with gas boiler for central heating and domestic hot water.

Bedroom One 9'4 x 12'4 (2.84m x 3.76m)

Bay window to front, range of modern built in bedroom furniture.

Bedroom Two 12'4 x 8'9 (3.76m x 2.67m)

Bay window to front, airing cupboard, range of modern built in bedroom furniture.

Lounge/Dining Room 21'5 x 12'4 narrowing to 10'4 (6.53m x 3.76m narrowing to 3.15m)

Double aspect, living flame gas stove set in marble back and hearth with classical surround, solid oak flooring, UPVC double glazed doors to:

Vestibule 9'1 x 3'11 (2.77m x 1.19m)

With recessed storage cupboard, UPVC door to garden.

Kitchen 10'8 x 12'3 (3.25m x 3.73m)

L Shaped, window overlooking the rear garden,

stainless steel sink unit, range of granite effect worktops with drawers and cupboards under, wall cupboards, ceramic hob and eye level electric oven, space and plumbing for appliances, ceramic tiled floor.

Shower Room

Fully tiled walls and walk in glass fronted shower cubicle, wash hand basin, low level WC and bidet.

Outside

Brick wall to the front with wrought iron gates and tarmac driveway providing parking and turning space. Gates through to the south easterly facing rear garden with Summerhouse (7'5 x 6'7 / 2.271m x 2.027m) in sunny location, timber garden shed and storage area.

Brick Garage/Workshop 21'0 x 15'3 (6.40m x 4.65m)

With electric light, power and water, eaves storage space. Workshop/Man Cave (7'5 x 6'7 / 2.271m x 2.027m).

Services

All main services are connected.

Tenure

Freehold.

Council Tax

Ashford Borough Council Band: D.

