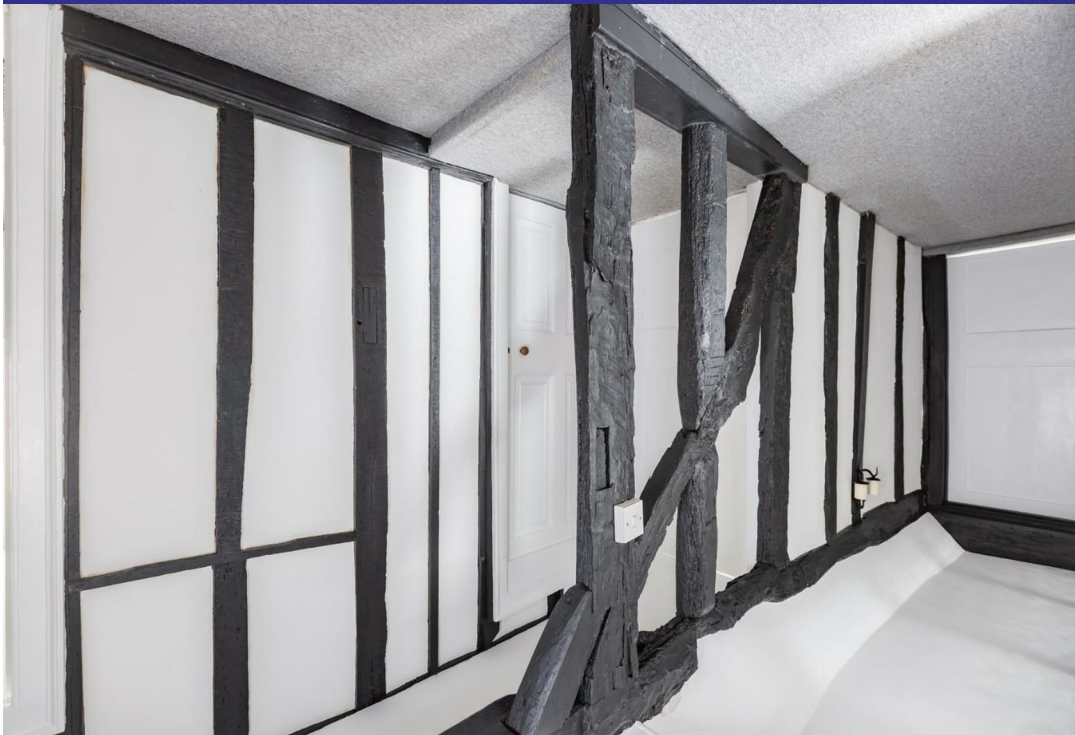




1 Barrow Hill House, Chart Road, Ashford, Kent, TN24 8FE

Offers In Excess Of £325,000

**GOULD
HARRISON**

A truly unique and spacious Grade II listed maisonette in the heart of Ashford, close to local shops, schools and amenities with Ashford International Station only 1 mile away.

Spanning around 1800 sqft, the characterful accommodation comprises an inviting hallway and galleried landing, large basement, contemporary fitted kitchen and bathroom suite, utility, cloakroom, dining room, sitting room and three bedrooms with plenty of storage. This wonderful property also benefits from a private garden, allocated parking and gas central heating via radiators. No onward chain.



Entrance Porch 7'3 x 4'9 (2.21m x 1.45m)

Solid casement door.

Hallway

Stairs down to Basement, radiator, doors to:

Dining Room 10'10 x 12'10 (3.30m x 3.91m)

Single glazed window, feature fireplace with brick surround, radiator, door opening through to:

Cloakroom 3'7 x 5'5 (1.09m x 1.65m)

Opaque casement window, low level WC, wall mounted hand basin with localised tiling,

Kitchen 13'5 x 10'2 (4.09m x 3.10m)

Composite sink with mixer tap, plumbing and space for dishwasher, eye level electric oven and grill, five ring gas hob with ceramic surround, extractor hood and lighting above, wall mounted gas boiler, casement door to garden, door to:

Utility Room 10'0 x 3'0 (3.05m x 0.91m)

Window to front, plumbing and space for white goods.

First Floor:

Landing

Many attractive exposed timbers, window to front, doors to:

Sitting Room 14'2 x 16'3 (4.32m x 4.95m)

Feature full height sash window facing to the side, cupboards either side of the chimney, radiator, continuation of the exposed beams, large storage cupboard (3'10 x 7'3).

Bathroom 10'2 x 8'6 (3.10m x 2.59m)

Sash window to rear, contemporary four piece bathroom suite comprising raised shower cubicle with mains shower, panelled enclosed corner bath with mixer tap and shower attachment, low level WC, pedestal hand basin with localised tiling, chrome heated towel rail.

Bedroom One 14'1 x 10'9 (4.29m x 3.28m)

Sash window to rear, built in cupboard, radiator, door through to:

Walk In Wardrobe 5'10 x 7'8 (1.78m x 2.34m)

Bedroom Two 9'6 x 16'0 plus recess (2.90m x 4.88m plus recess)

Sash window to front, radiator.

Bedroom Three 18'5 x 16'0 (5.61m x 4.88m)

Sash window to side, radiator.

Garden

A private garden which is mainly laid to lawn with a paved patio seating area, panel enclosed fencing, side gated access, outside lighting, cold water tap.

Allocated Parking

For two cars.

Tenure

Leasehold.

Balance of 125 years from 1st July 2019.

Management and Ground Rent £135 per month.

Services

All mains services connected.

Council Tax

Ashford Borough Council Tax Band: A.

