



1 Mabledon Avenue, Ashford, Kent, TN24 8BJ

Price £395,000

GOULD
HARRISON

A spacious semi detached home arranged over three floors, in easy reach of popular local schools, town centre and Ashford mainline station. This lovely family home spans around 1560 sqft with flexibly arranged accommodation comprising an entrance hall, sitting room, dining room, kitchen/breakfast room, bathroom, five bedrooms and en suite shower room/wc. The enclosed rear garden enjoys a sunny aspect with further benefits including gas central heating and double glazing.



Entrance Hall

Stairs to first floor, doors to:

Sitting Room 14'6 x 12'4 (4.42m x 3.76m)

Double glazed bay window to front, feature fireplace, radiator.

Dining Room 15'7 x 11'11 (4.75m x 3.63m)

Radiator, coved ceiling.

Kitchen/Breakfast Room 22'3 x 15'7 (6.78m x 4.75m)

Generous range of fitted wall and base units, glass

fronted display cabinets, central island and breakfast bar, plumbing and space for washing machine, stainless steel sink with mixer tap, dual electric oven, localised tiling, double glazed window to side and casement door to rear garden.

Ground Floor Bathroom 9'1 x 8'9 (2.77m x 2.67m)

White suite comprising roll top bath with mixer tap and shower attachment, low level WC, raised shower cubicle housing electric shower, radiator, double glazed window to rear.

First Floor:

Landing

Stairs to second floor, doors to:

Bedroom One 14'5 x 13'3 (4.39m x 4.04m)

Double glazed bay window to front, feature fireplace, radiator.

Bedroom Three 12'1 x 9'9 (3.68m x 2.97m)

Double glazed window to side.

Bedroom Four 12'11 x 11'1 (3.94m x 3.38m)

Dual aspect double glazed windows.

Bedroom Five 10'2 x 8'10 (3.10m x 2.69m)

Double glazed window to rear, radiator.

Second Floor:

Bedroom Two 21'7 x 15'5 (6.58m x 4.70m)

Double aspect, velux windows, radiator, under eaves storage.

En Suite Cloakroom

Low level WC, wash basin.

Gardens

Mainly laid to lawn with paved patio seating area, panelled enclosed fencing, side gated access.

Tenure

Freehold.

Services

All main services are connected.

Council Tax

Ashford Borough Council Band: C.

