



Ashview Gardens, Ashford, TW15 3RD
Guide Price £699,000

DBK
ESTATE AGENTS



Nestled on one of Ashford's premier roads, this immaculately presented detached home offers a perfect blend of modern luxury and functional family living. Fully renovated throughout, the property boasts a striking six-metre rear extension and thoughtful updates throughout, making it a truly exceptional residence.

As you step into the spacious entrance hallway, you are greeted by a light-filled and airy interior. The bay-fronted lounge provides a cozy yet elegant space to relax, while the expansive open-plan kitchen/diner steals the show. Designed with entertaining in mind, this impressive space features a stunning centre island with granite worktops, top-of-the-line Liebherr and Fisher & Paykel appliances and underfloor heating for year-round comfort. Bi-folding doors seamlessly connect the kitchen to the outdoors, creating a flow of natural light and a sense of continuity with the good-sized rear garden. A dedicated study, ideal for remote work and a downstairs cloakroom add to the practicality of the ground floor, along with an integral garage equipped with an automated door.

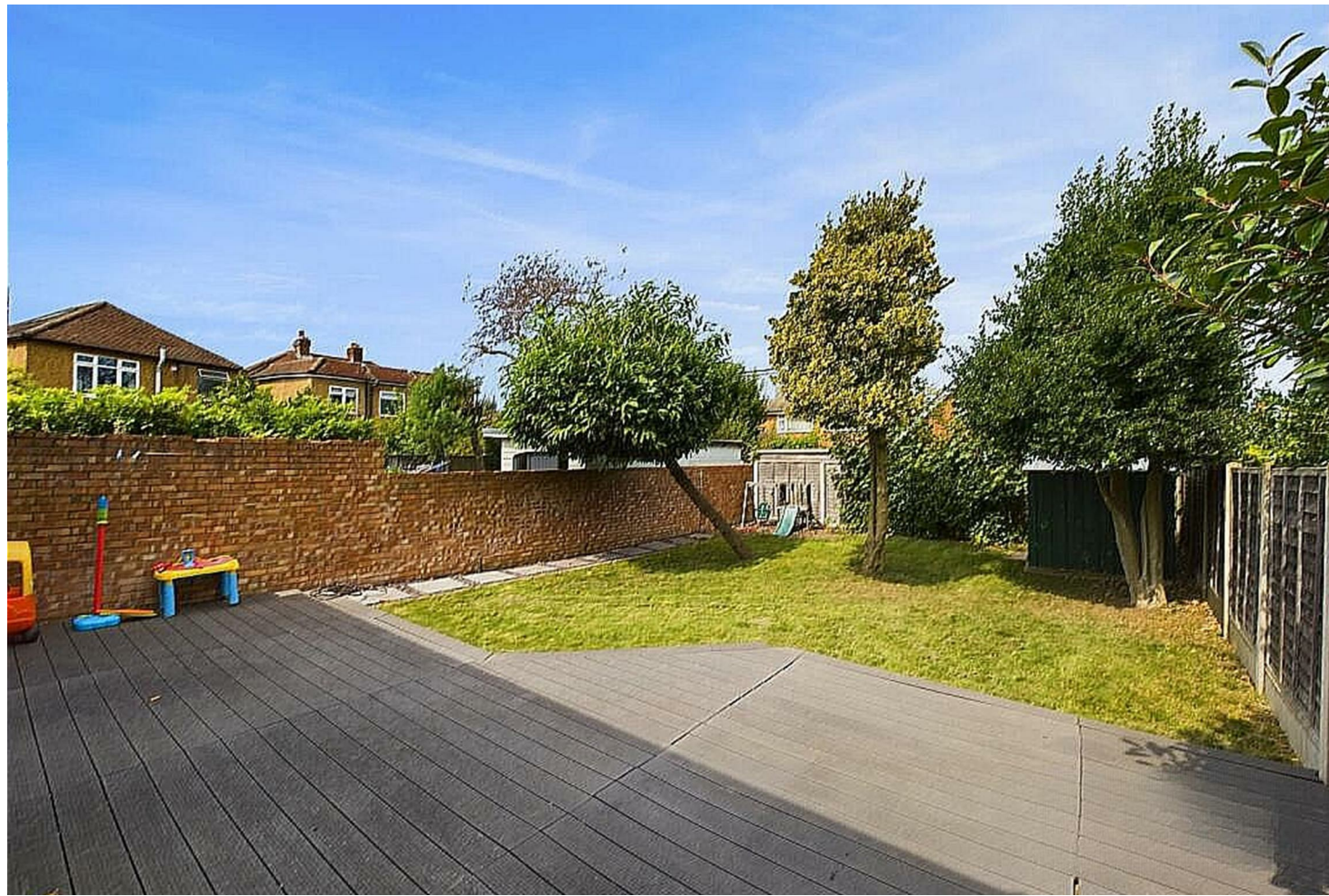
Upstairs, the home continues to impress with three well-proportioned bedrooms, two of which feature fitted wardrobes. The family bathroom is a luxurious retreat, complete with a sunken jacuzzi bath and a separate shower, offering a spa-like experience in the comfort of your own home.

Outside, the property is equally appealing. The rear garden provides a delightful space for outdoor dining and relaxation, enhanced by a decking area perfect for summer gatherings. At the front, off-street parking accommodates up to three vehicles, including an electric charging point, ensuring modern convenience.

Further benefits include scope for additional development (subject to the usual planning consents), making this property a versatile and future-proof home.

Key Features

- Immaculately presented detached family home in a sought-after Ashford location.
- Fully renovated with a six-metre rear extension and side extension.
 - Spacious bay-fronted lounge and large open-plan kitchen/diner with granite worktops and centre island.
 - Features top-of-the-line Liebherr and Fisher & Paykel appliances and underfloor heating.
- Bi-folding doors open onto a good-sized rear garden with a decking area.
 - Upstairs includes three bedrooms, two with fitted wardrobes, and a luxury family bathroom with a jacuzzi bath.
 - Integral garage with automated door, study, and downstairs cloakroom for added convenience.
 - Off-street parking for three vehicles with an electric charging point.
 - Potential for further development, subject to planning permissions.
- Perfect blend of modern luxury and practical family living





Ground Floor



Floor 1

Approximate total area*

5330.1 sq ft
1235.7 m²

Reduced headroom

7.57 sq ft
0.74 m²

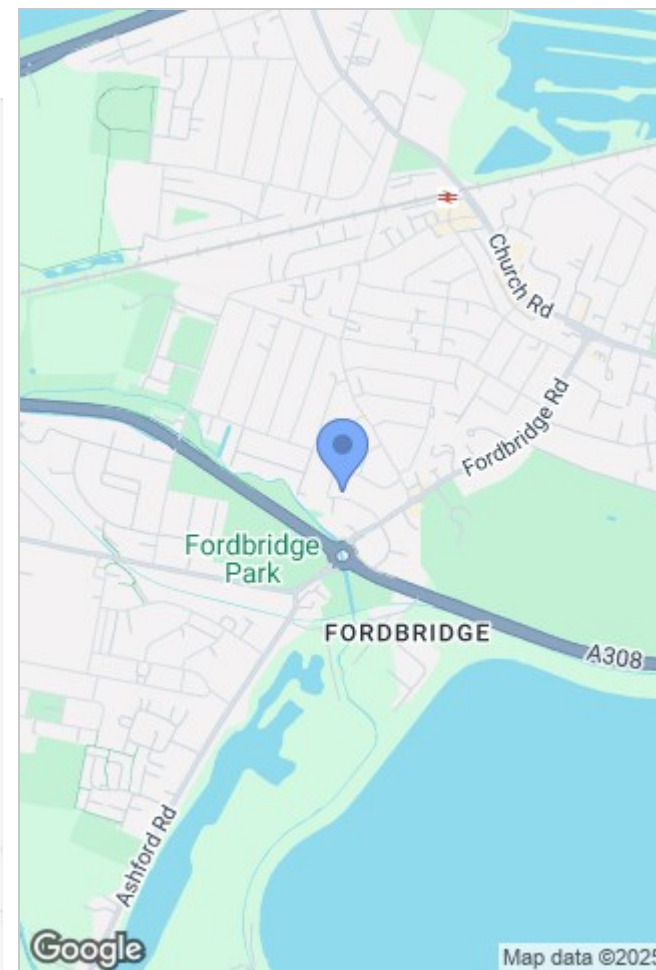
(*Excluding balconies and terraces)

Reduced headroom:
Below 5'0" 0 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRANT360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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	