



71 Upper Queens Road, Ashford
£550,000

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Ashford, Ashford

A generously sized, double bay-fronted four-bedroom Victorian home, located within walking distance of the Town Centre & International Station, enjoying spacious rooms throughout, original features and located within Ashford's Conservation Area.

Council Tax band: C

Tenure: Freehold

- Four-bedroom Victoria home, located within Conservation Area
- Within walking distance of Ashford Town Centre & International Station
- Three reception rooms on the ground floor
- Accommodation spanning three floors plus Cellars
- Beautiful period features found throughout
- Original fireplaces, cornicing and mouldings throughout



Entrance Hallway

An elegant entrance hallway with staircase rising to the first floor, feature cornicing and mouldings feature throughout the ground floor, doors to each reception room, stairs leading down to the basement, radiator and fitted carpet.

Reception Room

12' 10" x 11' 8" (3.92m x 3.55m)

A bay fronted reception room with feature fireplace, radiator and fitted carpet.

Living Room

23' 10" x 9' 11" (7.27m x 3.03m)

A large spacious living room, dual aspect (bay fronted) with windows to both the front and rear, two feature fireplaces, radiators and fitted carpet.

Dining Room

10' 6" x 11' 8" (3.20m x 3.55m)

Window to the rear, door to kitchen, radiator and exposed original floorboards.

Kitchen

11' 11" x 7' 10" (3.64m x 2.38m)

A modern fitted kitchen, installed by Roma Kitchens, featuring plentiful cabinets with Garnite worksurfaces over, inset sink/drain, built-in appliances including a range cooker, dishwasher & fridge/freezer. Windows overlooking the garden and door to Utility. Tiled flooring.

Utility

With space and plumbing for a washing machine & tumble dryer, storage units, work surface and inset sink/drain. Leading to Conservatory & Cloakroom.

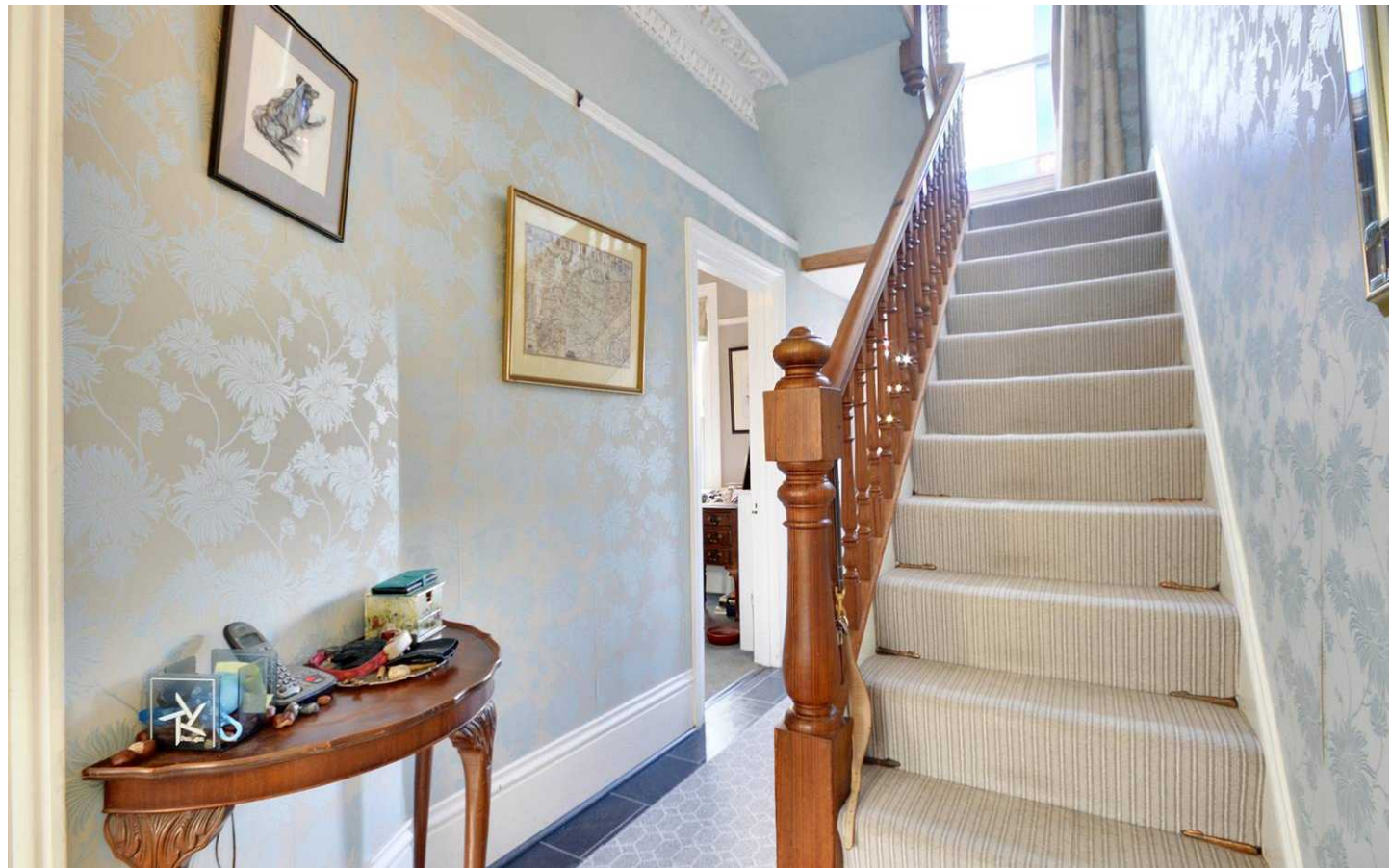
Cloakroom

WC and wash basin.

Conservatory

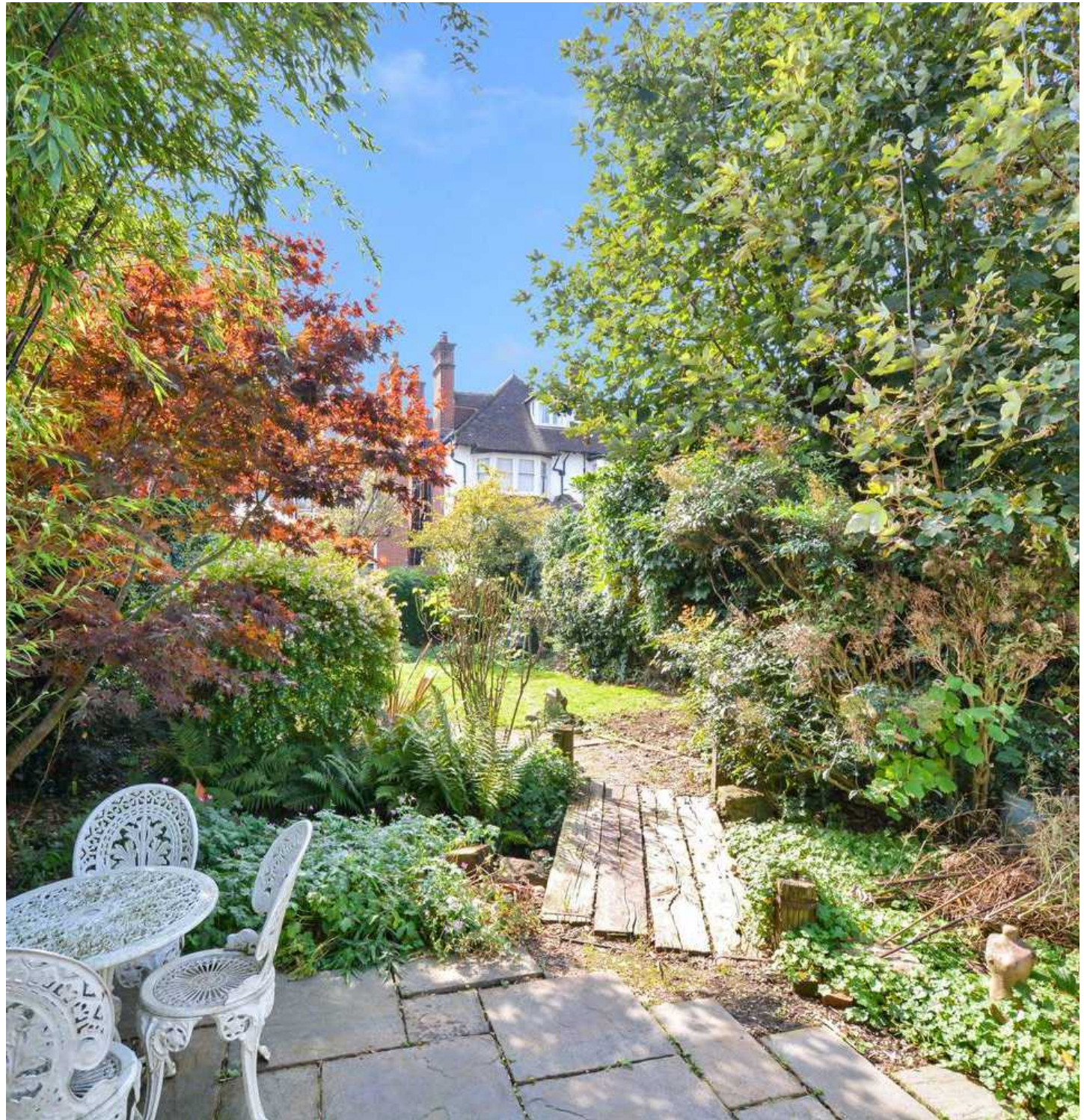
10' 1" x 10' 11" (3.07m x 3.34m)

Wooden construction conservatory with windows overlooking the garden and doors leading to the outside.



GARDEN

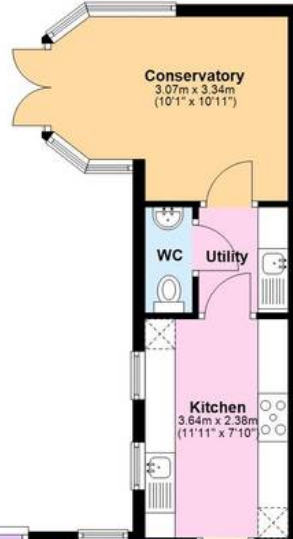
A lovely landscaped garden, featuring a patio space adjacent to the rear of the house for entertaining or sitting outside, winding pathway which leads down to a lawned garden with planted borders before meandering through across a water feature to a secondary patio space to the bottom of the garden. Fences provide the boundary to the garden with gated access along the side and at the rear. To the bottom of the garden is a large workshop.





Ground Floor

Approx. 84.6 sq. metres (910.9 sq. feet)



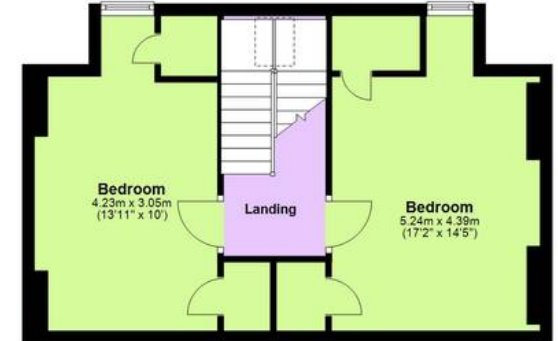
First Floor

Approx. 61.7 sq. metres (664.1 sq. feet)



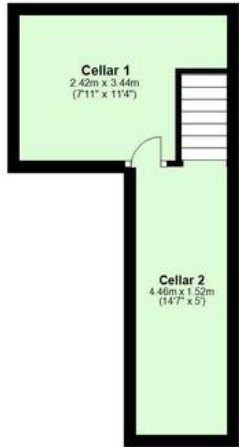
Second Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



Basement

Approx. 15.3 sq. metres (164.9 sq. feet)



Total area: approx. 203.5 sq. metres (2190.4 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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