



1 Watsons Close, Ashford
£875,000

1 Watsons Close

Ashford, Ashford

An executive 5-bedroom family home, situated in a prestigious location just off Sandyhurst Lane, benefiting from double garage and driveway parking, generous gardens to the rear, two-ensuite bedrooms and three reception rooms.

Council Tax band: G

Tenure: Freehold

- 5-bedroom executive family home
- Sought-after position just off Sandyhurst Lane
- Living Room, Dining Room & Study
- 2-en-suite bedrooms
- Built-in wardrobes to all bedrooms
- Lovely mature gardens
- Double garage & driveway parking for 4 cars
- Sought-after position close to schools



Entrance Hallway

Spacious entrance hallway with stairs leading to the first floor and under-stairs cupboard, doors to Cloakroom, Study, Living Room & Dining Room. Useful coat storage cupboard, radiators, fitted carpet. Wood door to the front.

Cloakroom

Window to the front, WC, wash basin, radiator, tiled walls, fitted carpet.

Study

7' 7" x 9' 9" (2.30m x 2.96m)

Window to the front, fitted office furniture, radiator, fitted carpet.

Living Room

24' 5" x 13' 0" (7.45m x 3.97m)

Triple aspect room with windows to the front and side and doors to the rear garden, gas fire place with surround, TV & Tel points, radiators, fitted carpet.

Dining Room

11' 10" x 12' 9" (3.60m x 3.88m)

Window to the rear, radiator, fitted carpet.

Kitchen/Breakfast Room

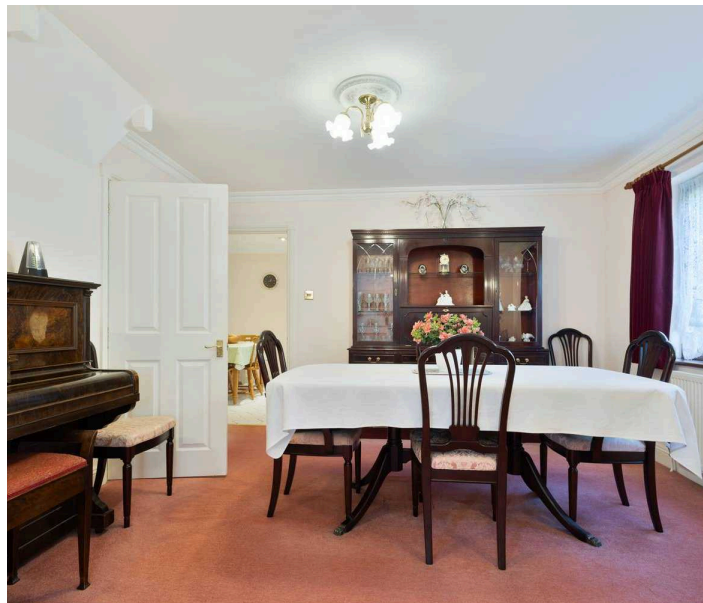
16' 4" x 9' 9" (4.97m x 2.96m)

Fitted kitchen comprising matching wall and base units with work surfaces over, inset 2 bowl stainless steel sink/drainer, built-in eye-level electric double oven, built-in microwave, 4-ring gas hob with extractor hood over, integrated dishwasher, integrated fridge-freezer. Pantry cupboard. Tiled splash back, radiator, tiled floor.

Utility Room

6' 0" x 14' 3" (1.82m x 4.34m)

Door to the front, door to garden and door into double garage. Fitted units with workspace over, inset sink/drainer, plumbing and space for a washing machine and tumble dryer. Tiled splash back, radiator, tiled floor.



Landing

Galleried landing with doors to each bedroom and family bathroom, loft access, airing cupboard housing hot water cylinder, radiator, fitted carpet.

Bedroom 1

13' 9" x 13' 0" (4.20m x 3.97m)

Window to the rear over looking the garden, built-in wardrobes, fitted bedroom furniture, radiator, fitted carpet.

En Suite

6' 5" x 7' 7" (1.95m x 2.32m)

Comprising a bath with mixer taps, thermostatic shower and glass shower screen, WC, wash basin, bidet, radiator, extractor fan, mirror light with shaver socket, tiled walls and fitted carpet. Window to the rear.

Bedroom 2

9' 1" x 12' 9" (2.76m x 3.89m)

Window to the rear, built-in wardrobes, fitted bedroom furniture, radiator, fitted carpet.

En Suite

5' 9" x 7' 7" (1.76m x 2.32m)

Comprising a bath with mixer taps, thermostatic shower and glass shower screen, WC, wash basin, radiator, extractor fan, mirror light with shaver socket, tiled walls and fitted carpet. Window to the rear.

Bedroom 3

17' 4" x 11' 0" (5.29m x 3.35m)

Dual aspect with window to the rear and Velux roof window to the front, built-in wardrobes, radiators, fitted carpet.

Bedroom 4

13' 1" x 8' 2" (3.98m x 2.49m)

Window to the front, built-in wardrobe, fitted bedroom furniture, radiator, fitted carpet.

Bedroom 5

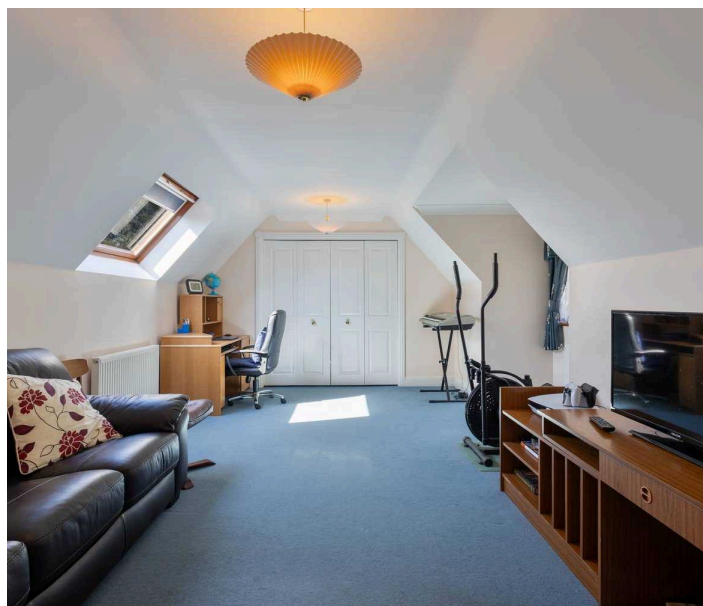
7' 10" x 9' 9" (2.38m x 2.97m)

Window to the front, built-in wardrobe, radiator, fitted carpet.

Bathroom

8' 1" x 10' 5" (2.47m x 3.18m)

Comprising a corner bath with mixer taps and hand



REAR GARDEN

Paved seating area adjacent to the rear of the house, stepping up to a mature lawned garden with planted borders and fenced boundaries. Secondary seating area to the rear of the garden. Pathway leading around the house to side garden, also lawned with mature planted borders. Gated side access to the front.

DOUBLE GARAGE

2 Parking Spaces

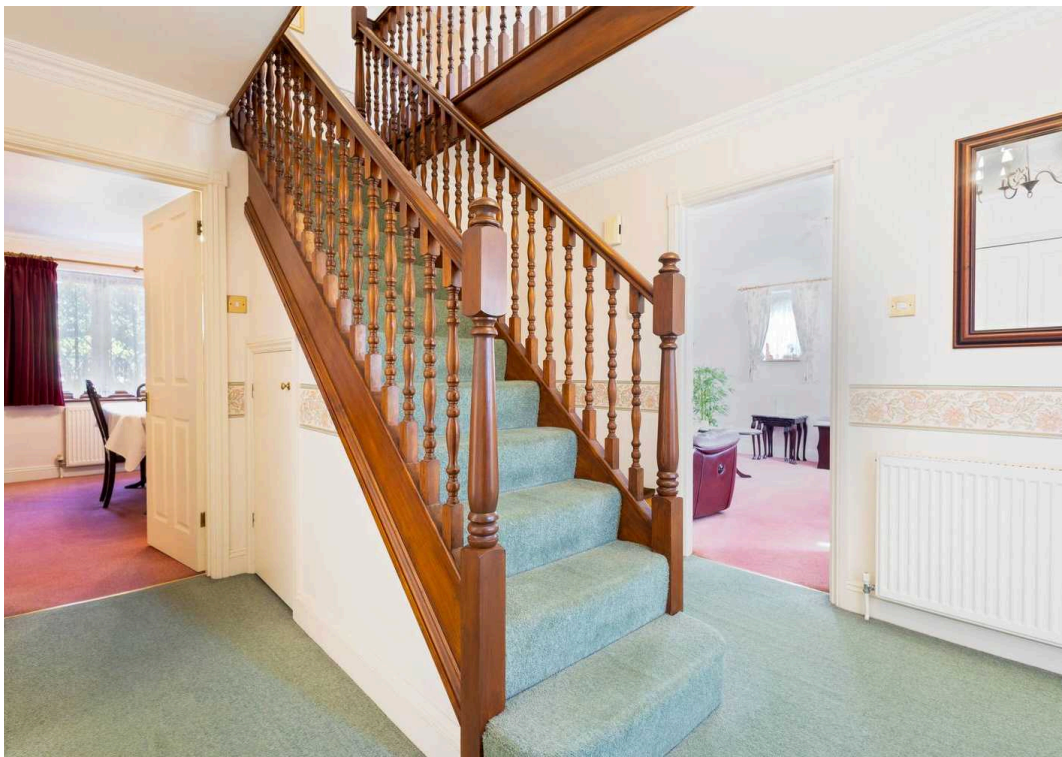
Two up and over doors to the front (1 electronically powered with remote) window to rear, personnel door to garden, lights and power.

DRIVEWAY

4 Parking Spaces

Block paved driveway offering space to park up to four cars.

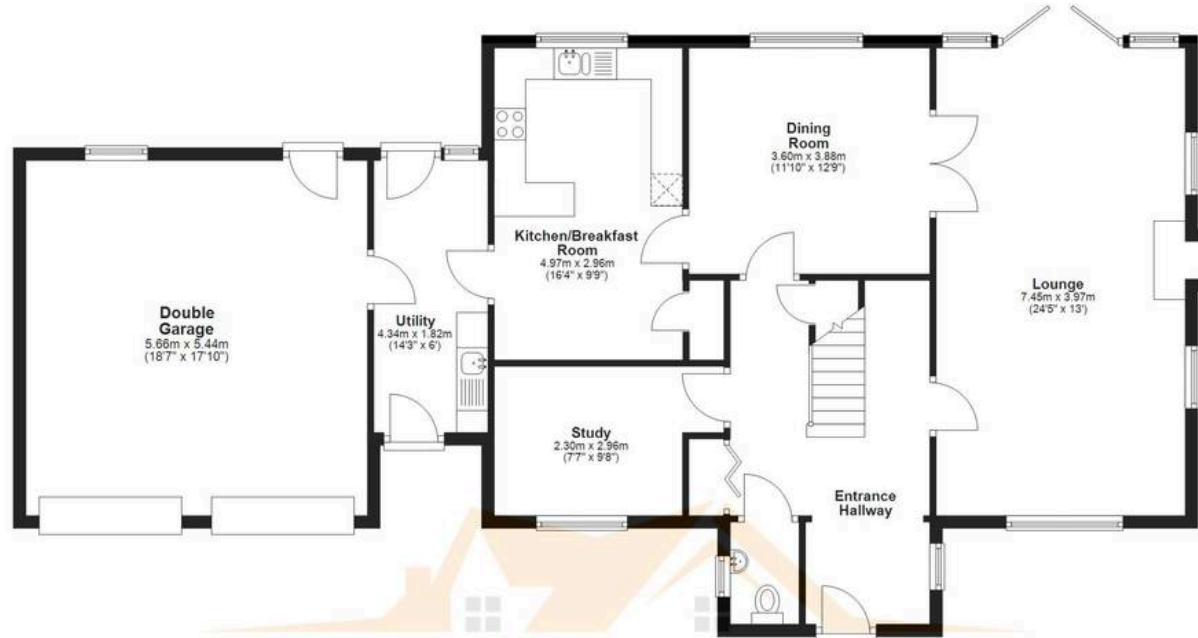






Ground Floor

Approx. 127.2 sq. metres (1369.1 sq. feet)



First Floor

Approx. 105.4 sq. metres (1134.0 sq. feet)



Total area: approx. 232.5 sq. metres (2503.1 sq. feet)

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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