



3 Marsh Rise, Chilmington Green

In Excess of £380,000

3 Marsh Rise

Chilmington Green, Ashford

A modern three-bedroom detached family home, benefitting from garage & driveway parking, landscaped garden, remainder of 10-year warranty, en-suite to main bedroom and kitchen/diner with separate utility room, located within the recently built Chilmington Green development.

Council Tax band: E

Tenure: Freehold

- Three bedroom detached family home
- Built in 2020
- Remaining 10-year NHBC warranty
- Garage (converted to gym) and driveway parking
- En-suite to main bedroom
- Downstairs cloakroom
- Kitchen/Diner with separate Utility Room



Hallway

Composite door to the front, stairs to first floor, LVT flooring.

Cloakroom

WC, wash basin, extractor fan, radiator, LVT flooring.

Lounge

17' 10" x 10' 2" (5.44m x 3.10m)

Dual aspect with bay window to the front and doors opening to the rear garden, radiators and fitted carpet.

Kitchen/Diner

17' 10" x 8' 9" (5.44m x 2.67m)

Fitted kitchen comprising matching wall and base units with work surfaces over, inset stainless steel sink/drain, built-in electric oven, 4-ring gas hob with extractor hood above, dishwasher & fridge/freezer. Dual aspect with windows to the front and rear, radiators and LVT flooring.

Utility

Door to the rear garden, under-stairs cupboard, wall and base units with worksurfaces over, plumbing and space for washing machine & tumble dryer, extractor fan, radiator & LVT flooring.

Landing

Doors to each room, loft access, storage cupboard, radiator, fitted carpet.

Bedroom 1

10' 2" x 14' 1" (3.09m x 4.29m)

Window to the front, radiator, fitted carpet.

En-suite

Comprising a rectangular shower enclosure with sliding door and electric shower, WC, wash basin, extractor fan, shaver socket, radiator, partly tiled walls & LVT flooring. Window to the front.

Bedroom 2

11' 2" x 9' 6" (3.41m x 2.90m)

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

Bedroom 3





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EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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REAR GARDEN

Landscaped garden with fenced boundaries and gated side access. Paving adjacent to the rear of the house & garage, central lawn with planted borders. Outside power, lights and tap.

GARAGE

Single Garage

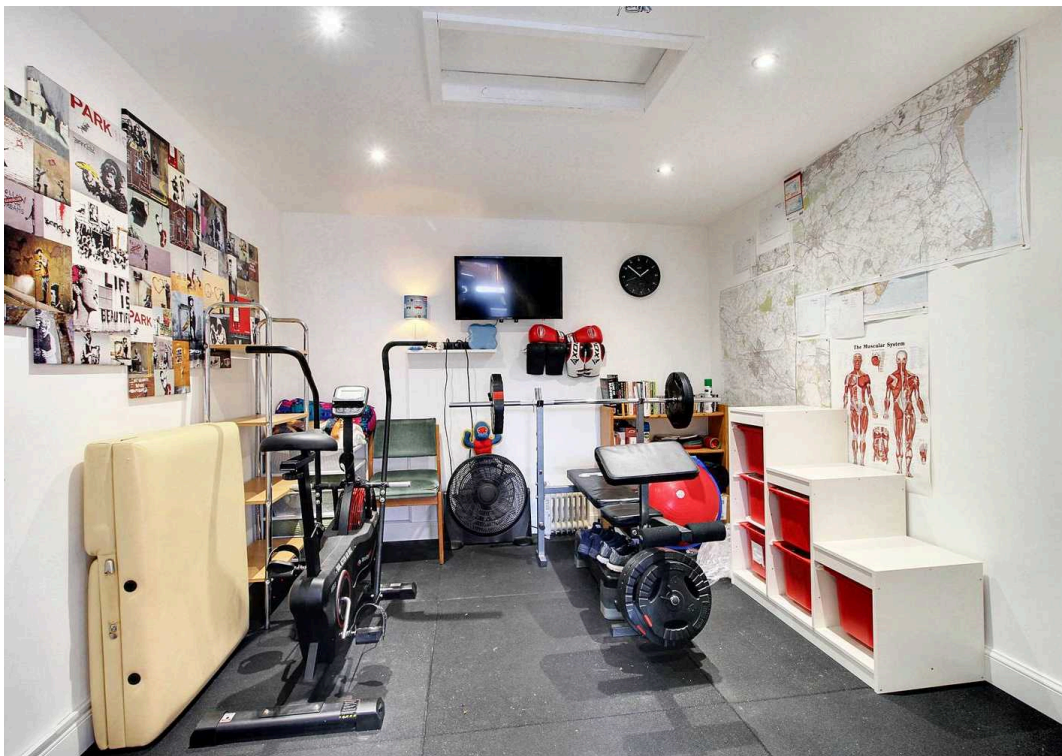
Currently split into a store to the front with electric roller door and a converted room currently used as a gym.

DRIVEWAY

1 Parking Space

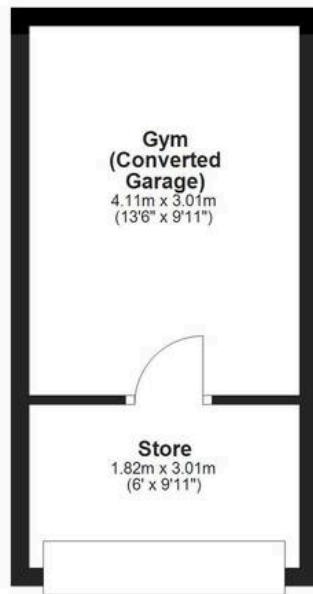
Space to park 1 car on the driveway to the front of the garage.





Garage

Approx. 18.2 sq. metres (195.4 sq. feet)



Ground Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.4 sq. feet)



Total area: approx. 107.7 sq. metres (1159.4 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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