



172 Beaver Lane, Ashford

Offers in Region of **£275,000**

172 Beaver Lane

Ashford, Ashford

Well presented 3-bed family home in sought-after area. Modern kitchen, ground floor bathroom, and versatile living spaces. Enclosed garden with garage and driveway. Perfect blend of comfort and practicality.

Council Tax band: B

Tenure: Freehold

- Extended Semi-Detached Family Home
- South Ashford Location with Good Accessibility to Local Amenities
- 3 Bedrooms
- Modern Fitted Kitchen & Bathroom
- Enclosed Rear Garden
- Ground Floor Bathroom
- Lounge & Dining Room
- Garage (currently used as shed but can be reinstated to Garage) & Driveway Parking



Hallway

Part glazed uPVC door to the front and sidelight light window, stairs to first floor, radiator, engineered wood flooring.

Lounge

11' 9" x 14' 1" (3.59m x 4.28m)

Window to the front, radiator, electric fire, engineered wood flooring.

Dining Room

8' 8" x 7' 9" (2.64m x 2.36m)

Radiator & engineered wood flooring. Open through to the Living Room and Kitchen. Under-stairs cupboard.

Kitchen

9' 5" x 14' 2" (2.87m x 4.32m)

Comprising matching tall, wall and base units with Oak worksurfaces, Belfast sink, built-in electric oven and grill/microwave, 4-zone induction hob with extractor hood above, plumbing and space for free-standing washing machine, tumble dryer and fridge/freezer. Tiled splash back and engineered wood flooring. Window to the rear and door opening to the garden.

Bathroom

Comprising a bath with mixer taps and thermostatic shower over, WC, wash basin, towel radiator, underfloor heating, extractor fan, half height tiling to the walls (fully tiled around bath/shower), tiled flooring.





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Landing

Loft access, airing cupboard, radiator, carpet fitted to the stairs and landing.

Bedroom 1

8' 4" x 14' 1" (2.55m x 4.28m)

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

Bedroom 2

12' 2" x 7' 9" (3.72m x 2.37m)

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

Bedroom 3

8' 10" x 5' 11" (2.70m x 1.81m)

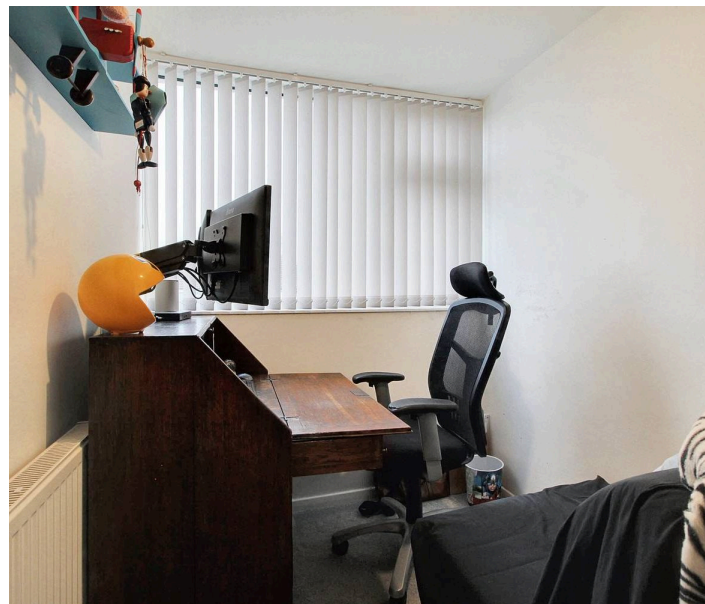
Window to the front, radiator, fitted carpet.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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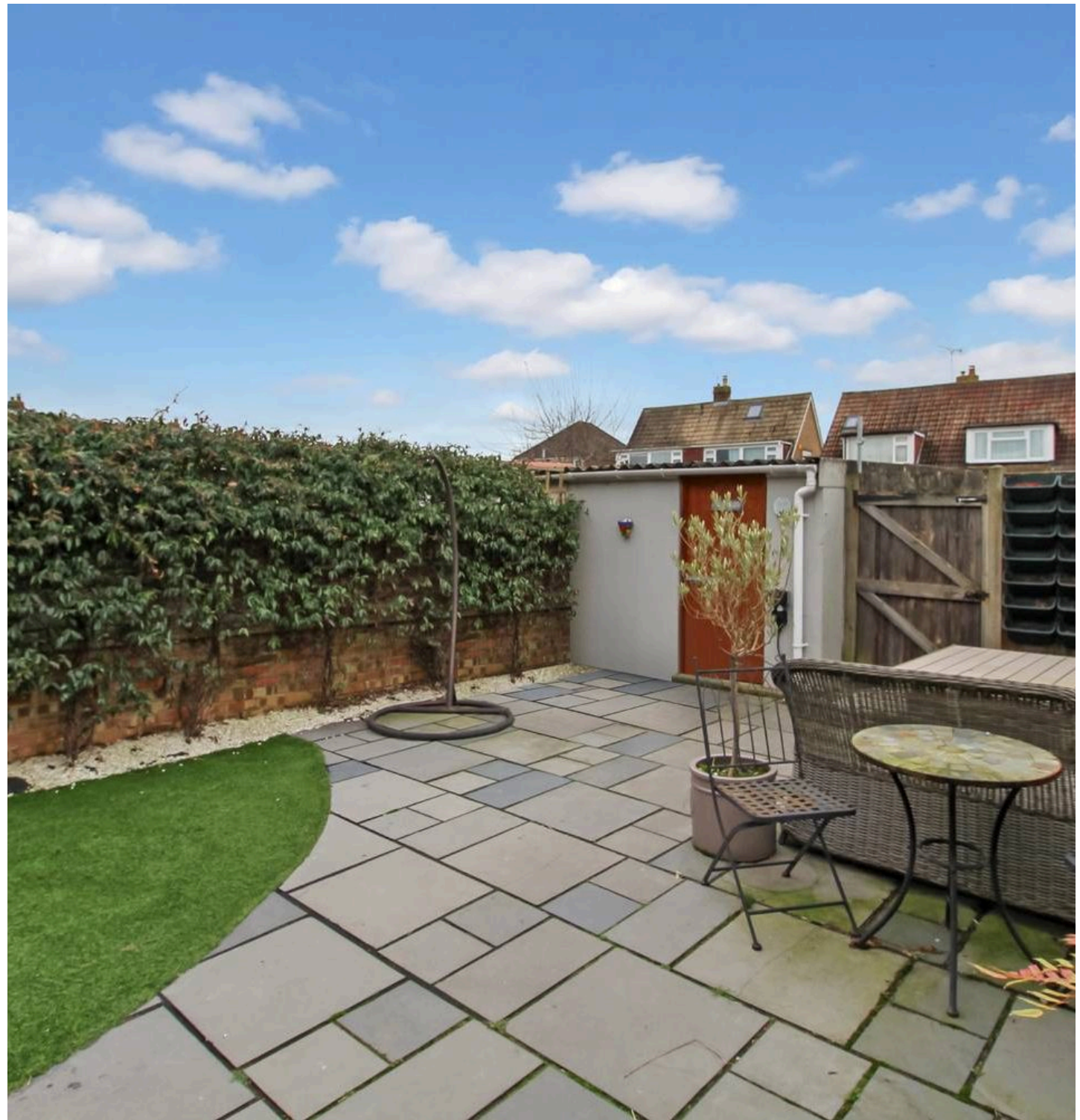
GARAGE

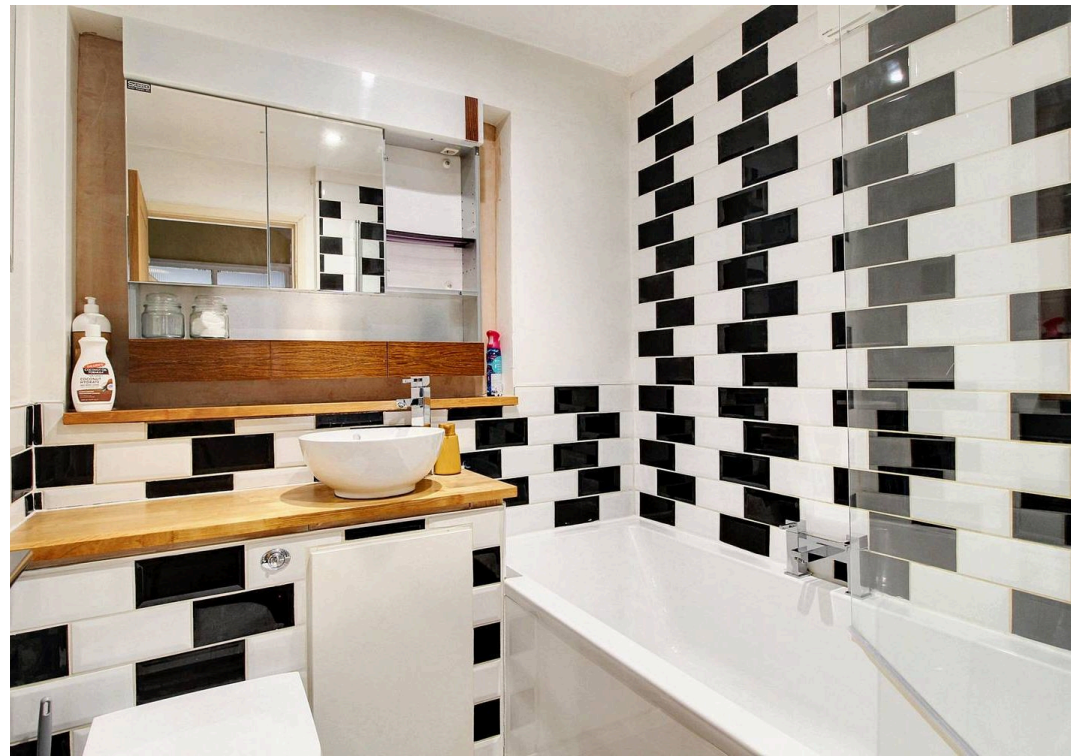
Single Garage

Garage door has been removed and blocked in to create a large shed but can be reinstated to original garage.

DRIVEWAY

1 Parking Space

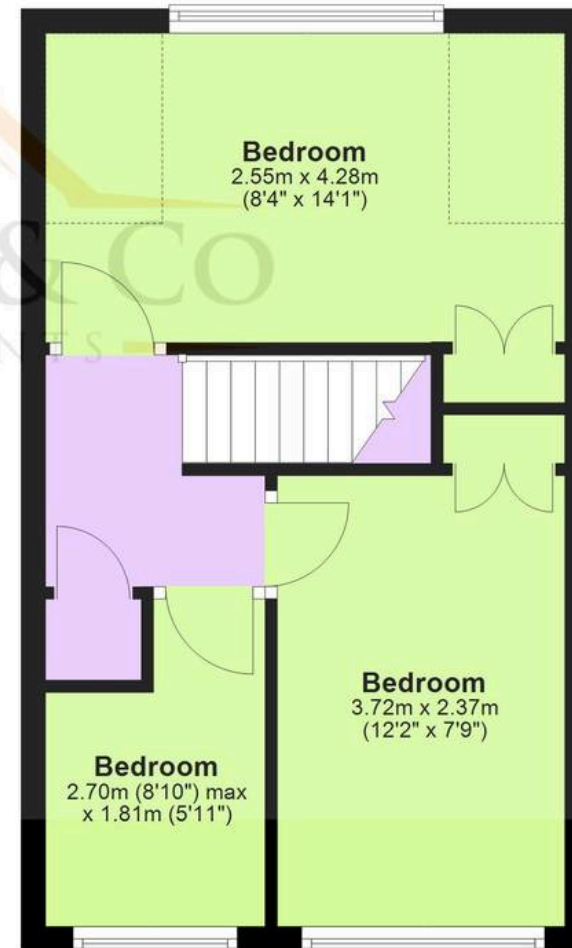




Ground Floor



First Floor



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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