



**132 Hythe Road, Ashford**

Offers in Region of **£375,000**



# 132 Hythe Road

Ashford, Ashford

Charming 3-bed semi-detached house near town centre, recently modernised. Features a timber garden room with kitchen and WC, ideal for home office or guest annexe. Landscaped front and rear gardens with decking, artificial lawn and off-road parking. Don't miss out, arrange a viewing now!

- Timber Garden Room with Kitchen/WC and internet connection
- Three Bedroom Semi Detached
- Off Road Parking for multiple cars
- Family Bathroom & Family Shower Room
- Recently Modernised throughout
- Walking Distance to Town Centre & Station
- Well presented throughout.



### Hallway

With stairs to first floor.

### Lounge

14' 1" x 11' 6" (4.29m x 3.51m)

With feature fireplace with large bay window to the front which brings plenty of natural light into this room opening to the dining area.

### Family Bathroom

Family bathroom has the airing cupboard housing the boiler, and a low level WC, panelled bath with shower and pedestal wash hand basin with window to the side.

### Dining Room

12' 8" x 11' 6" (3.86m x 3.51m)

The dining area keeps the feeling of space in the downstairs with the dining room also having a feature fireplace and opening to the Kitchen.

### Kitchen

17' 4" x 8' 7" (5.28m x 2.62m)

The kitchen is a fantastic feature to this already stunning home, with large centre island which has storage and inset four ring gas hob and is the perfect space to gather with family and friends to make this room social as well as practical. There are a range of white high gloss wall and base units with integrated appliance including double wall oven and combination oven. There is an inset stainless steel sink with drainer and mixer tap with space for a dishwasher and freestanding American style fridge/freezer. The French Patio doors with windows either side flood this room with light and lead out onto the garden.

### Utility Room

There is also a very hand Utility area with space and plumbing for a washing machine and tumble dryer.

### Landing

Upstairs, the landing has doors leading to all bedrooms and family shower room.





**Shower Room**

The shower room has double shower, low level WC and pedestal wash hand basin with window to the rear with obscure glass.

**Bedroom**

13' 7" x 11' 5" (4.14m x 3.48m)

With bay to front and carpeted.

**Bedroom**

12' 10" x 11' 9" (3.91m x 3.58m)

Window to rear, carpeted, feature fireplace.

**Bedroom**

7' 11" x 5' 11" (2.41m x 1.80m)

With window to front and carpeted.

**Saloon/Summer House**

14' 9" x 14' 9" (4.50m x 4.50m)

Decking area which extends with a pathway down the garden leading to the Timber Garden Room with Kitchen/WC and internet connection. This wooden studio would be perfect for home office with it's kitchenette with fitted base units stainless steel with drainer. There is also a cloakroom fitted with toilet and sink. There are double doors to the front, with windows either side.

**Front Garden**

The front garden has steps leading to the front door with lawn and shrubs

**Garden**

The rear garden has a large decking area with lights which would be perfect for summer barbecues and entertaining. There is also artificial lawn, which makes this area of the garden perfect for all year round use. To the rear of the garden room there is a patio pathway and lawn area which is a wonderful addition to an already fantastic garden.

**Off street - 2 Parking Spaces**

Gated access to the rear, where you have Off Road Parking for Several Vehicles.





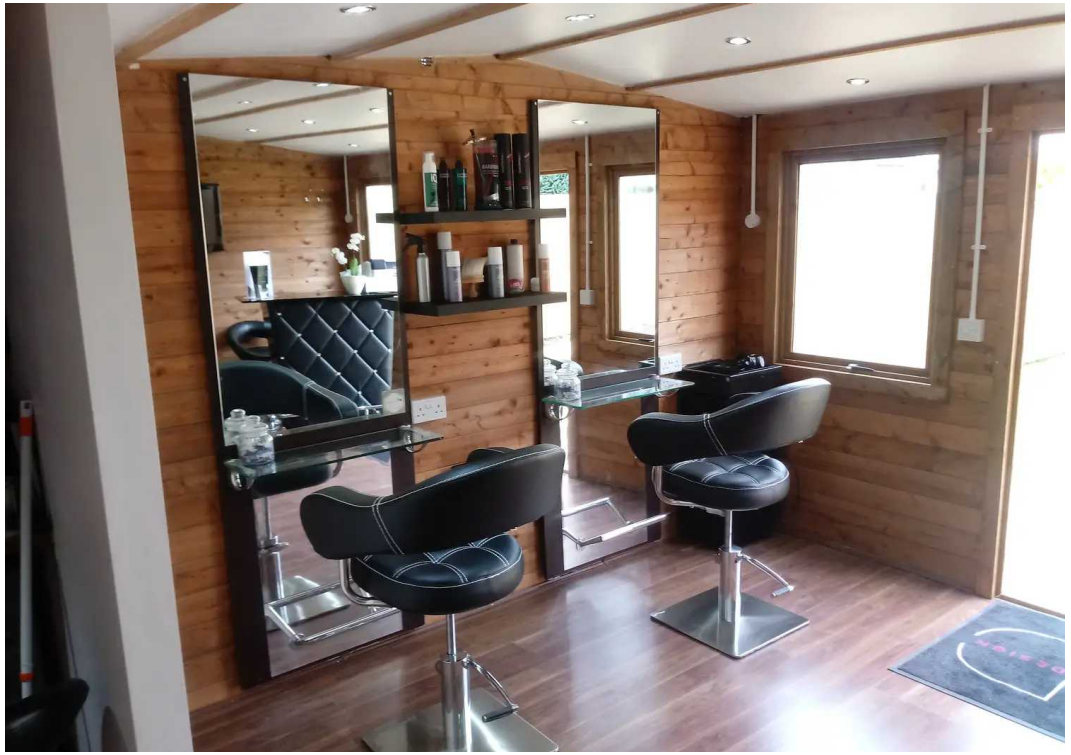
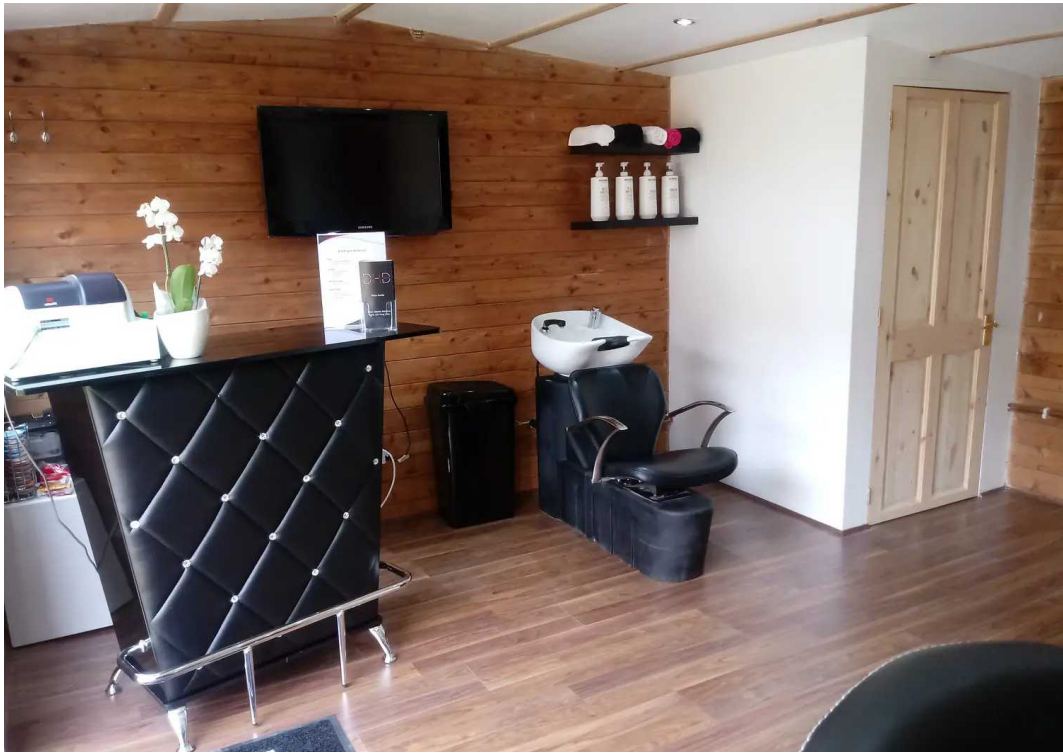








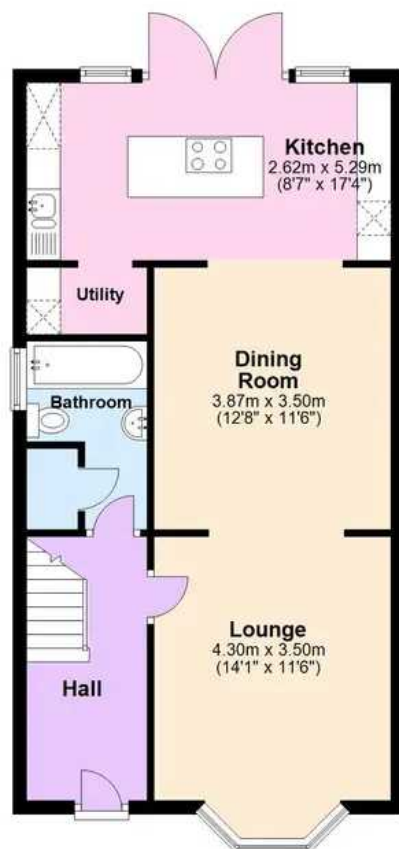






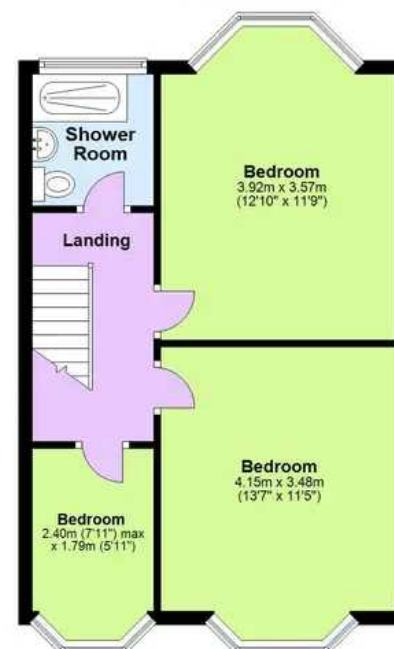
## Ground Floor

Approx. 77.6 sq. metres (834.9 sq. feet)



## First Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



Total area: approx. 122.1 sq. metres (1314.8 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. NB: The eaves spaces are not included within the total square footage.  
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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