



**21 Riverbank Way, Ashford**

Offers in Region of **£425,000**



# 21 Riverbank Way

Ashford, Ashford

Impressive end-of-terrace property in sought-after South Willesborough location. Featuring open plan Kitchen/Diner, Garden Studio, 4 double bedrooms, scenic views, and convenient outdoor space with garage and allocated parking. Perfect for modern living and relaxation.

Council Tax band: E

Tenure: Freehold

- Spacious Accommodation set over 3 floors
- Spectacular open plan Kitchen/Diner
- Garden Studio
- En-suites to Master Bedroom & Bedroom 2
- Garage with Additional Allocated Parking Space
- South Willesborough Location within Walking distance to McCarthur Glenn Outlet Centre
- Views over fields to front
- 4 Double Bedrooms
- First Floor Lounge





### Kitchen/Diner

32' 8" x 22' 2" (9.96m x 6.76m)

Front door leading to inner hallway with storage cupboard then through to double aspect open plan Kitchen/Diner with windows to front and window and double doors to rear garden. With range of shaker style units beneath Quartz work tops, wall mounted units with some glass fronted display units. Ceramic sink with mixer tap, integrated dishwasher and washing machine, large centre island under Quartz worktops with range storage under and breakfast bar. Gas hob with splashback and extractor fan over and double eye level ovens. Stair to first floor.

### Cloakroom

Low level wc, wash hand basin and obscure window to side.

### 1st Floor Landing

Doors to Bedrooms 3 and 4, Lounge and Bathroom with stairs to 2nd Floor.

### Lounge

15' 3" x 14' 7" (4.65m x 4.45m)

Carpeted with window to front and Juliet balcony.

### Family Bathroom

White suite comprising low level wc, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment.

### Bedroom

11' 1" x 9' 5" (3.38m x 2.87m)

Carpeted with window to rear.

### Bedroom

11' 7" x 11' 2" (3.53m x 3.40m)

Carpeted with window to rear.

### 2nd Floor Landing

Carpeted with airing cupboard and doors to Bedrooms 1 and 2.

### Bedroom

14' 5" x 12' 8" (4.39m x 3.86m)





## **GARDEN**

Gated side access, laid with artificial lawn for ease of maintenance. Personal door to garage.

## **GARAGE**

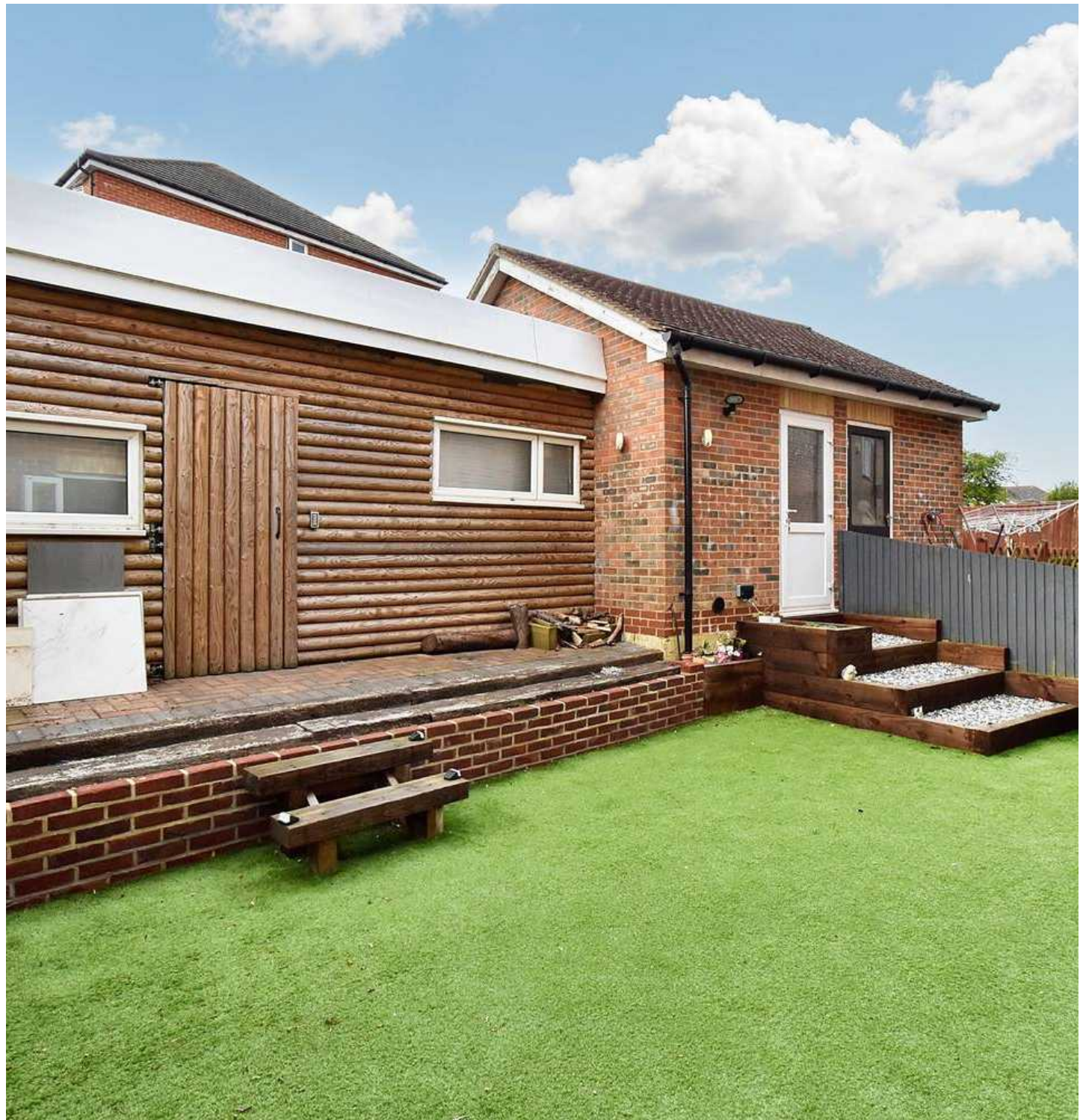
Single Garage

With up and over door and personal door to rear garden.

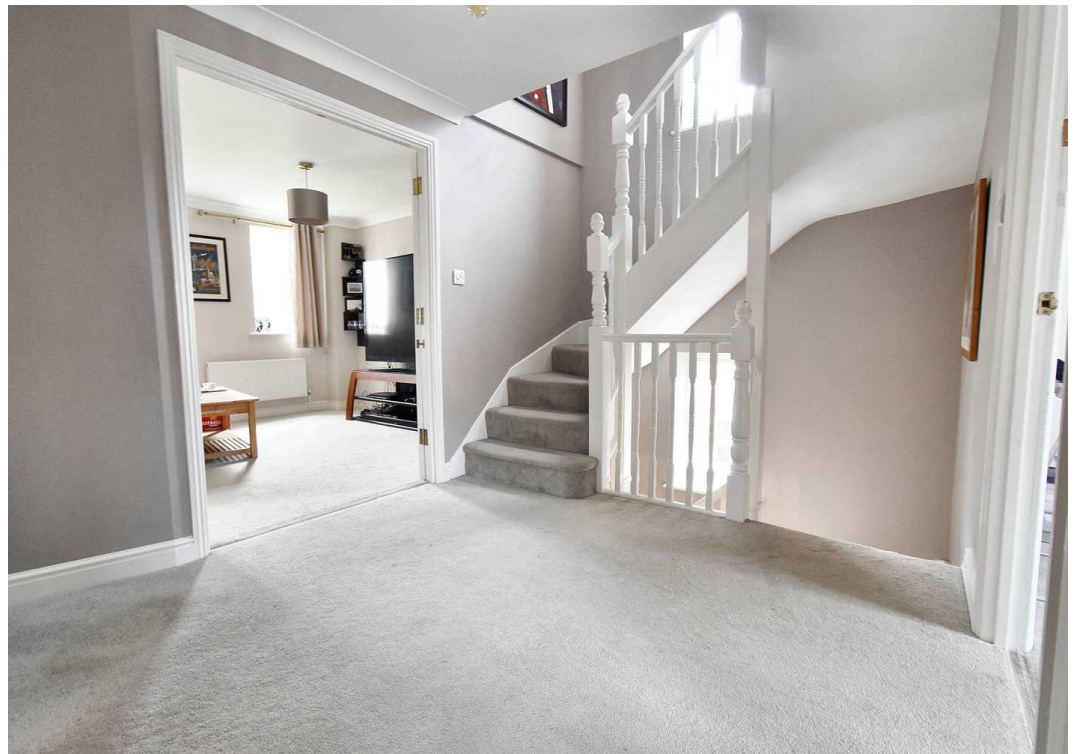
## **ALLOCATED PARKING**

1 Parking Space

Allocated parking space.







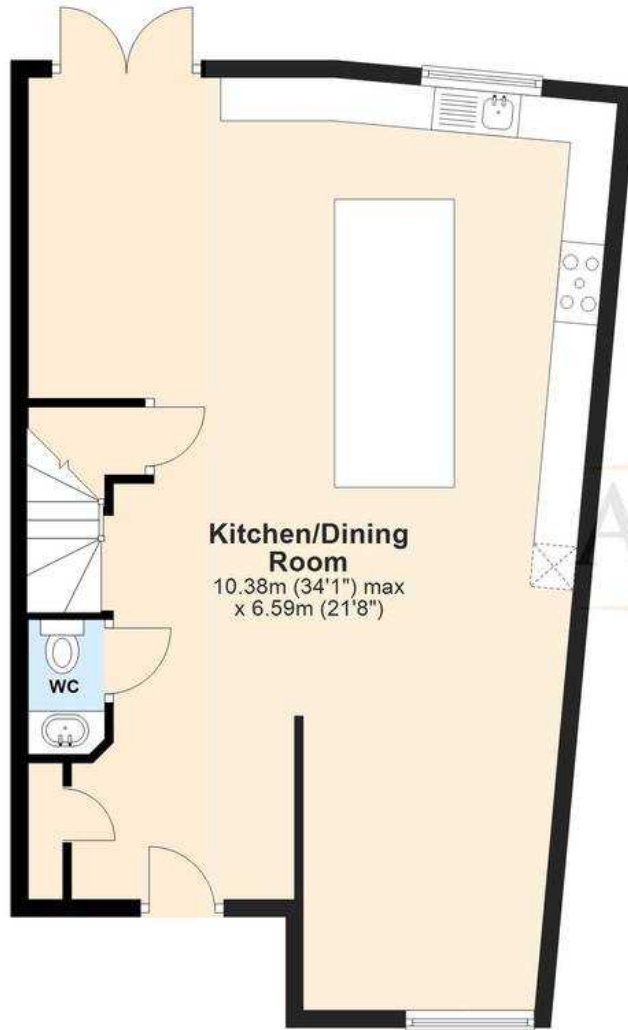






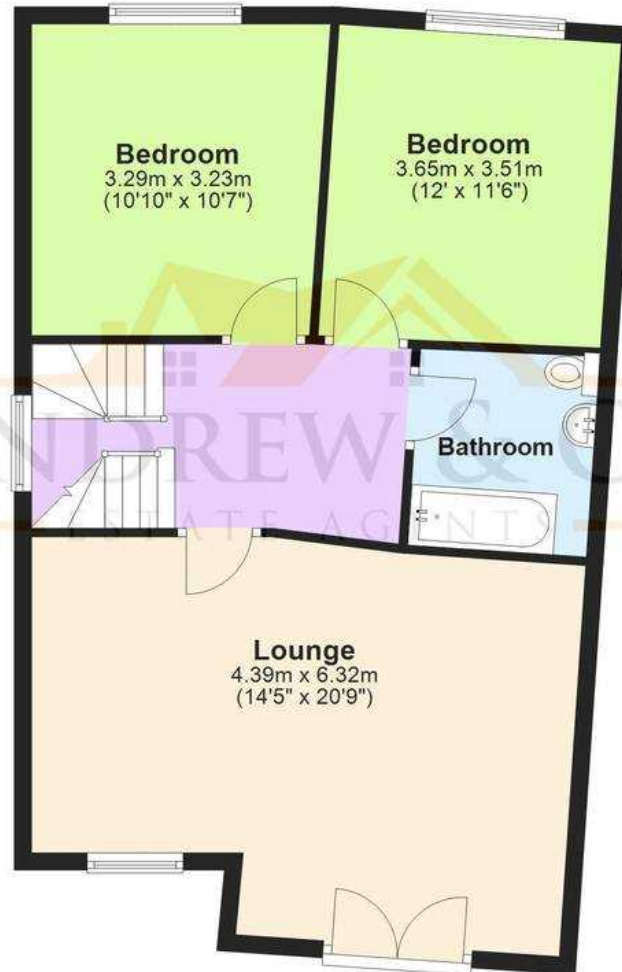
### Ground Floor

Approx. 8.7 sq. metres (93.4 sq. feet)



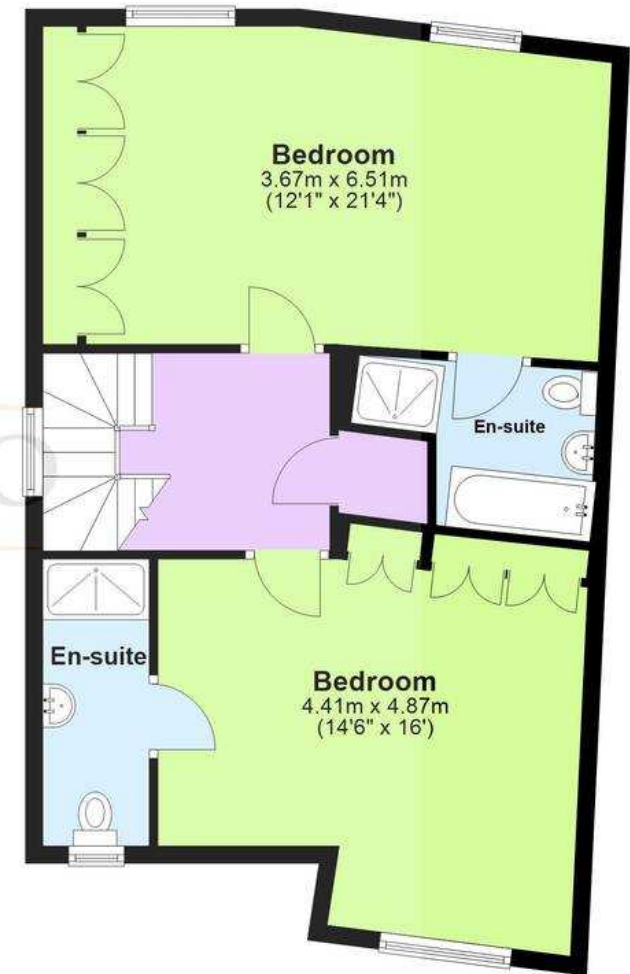
### First Floor

Approx. 65.8 sq. metres (708.8 sq. feet)



### Second Floor

Approx. 65.1 sq. metres (701.0 sq. feet)



Total area: approx. 139.6 sq. metres (1503.1 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.

**Andrew & Co Estate Agents - Ashford**

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## **GARAGE**

Single Garage

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