



22 Mabledon Avenue, Ashford

Guide Price £425,000

Skippers



## 22 Mabledon Avenue

Ashford, Ashford

A rare opportunity to purchase a detached home along this desirable road, close-by to local amenities including schools, Ashford Town Centre & International Station, offering Driveway Parking, Double Garage & a Sunny Rear Garden.

Council Tax band: E

Tenure: Freehold

- Guide Price £425,000 – £440,000
- Extended Three Bedroom Detached Home
- Driveway Parking for 3 Cars & Double Garage
- Generous Sunny Rear Garden
- Three Double Bedrooms
- Downstairs Cloakroom
- Walking Distance to Ashford International Station & Town Centre
- Numerous Schools within Easy Reach including The North School & Norton Knatchbull Grammar School
- No Onward Chain





### Entrance Hallway

uPVC door to the front, stairs to the first floor with under-stairs storage cupboard, doors to each room, radiator and fitted carpet.

### Cloakroom

Window to the side, WC, wash basin and tiled flooring.

### Lounge

13' 1" x 13' 0" (3.99m x 3.96m)

Bay window to the front, decorative fire place, radiator and fitted carpet.

### Kitchen/Family Room

21' 3" x 11' 10" (6.48m x 3.61m)

Dual aspect with window to the side and door to the Dining Room, radiator and LVT flooring. Sleek, well designed Leicht German kitchen comprising wall and base units with work surfaces over, inlaid stainless steel 1.5 bowl sink/drainers with mixing tap and soap dispenser, built-in Siemens electric ovens (pyrolytic & Wi-fi controllable), 4-zone Siemens induction hob, Meile extractor hood & Siemens dishwasher. Copper 'coin effect' splashback, under-cabinet and plinth lighting.

### Dining Room

11' 1" x 8' 9" (3.38m x 2.67m)

Dual aspect with windows to the rear and side overlooking the garden with doors leading out, skylight window, radiator and LVT flooring.

### Study/Utility

Dual aspect with windows to the rear and side overlooking the garden with doors leading leading to the outside, storage cupboard and tiled flooring.







### Landing

Doors to each room, loft access, quaint reading/study area and fitted carpets to the stairs and landing.

### Bedroom 1

13' 2" x 11' 6" (4.01m x 3.51m)

Window to the front, radiator and fitted carpet.

### Bedroom 2

11' 9" x 10' 10" (3.58m x 3.30m)

Window to the rear, radiator and laminate wood flooring.

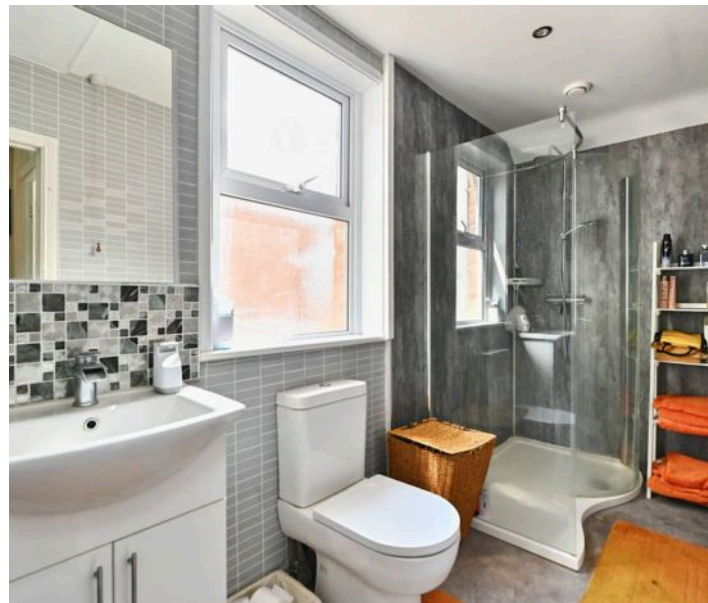
### Bedroom 3

8' 11" x 7' 11" (2.72m x 2.41m)

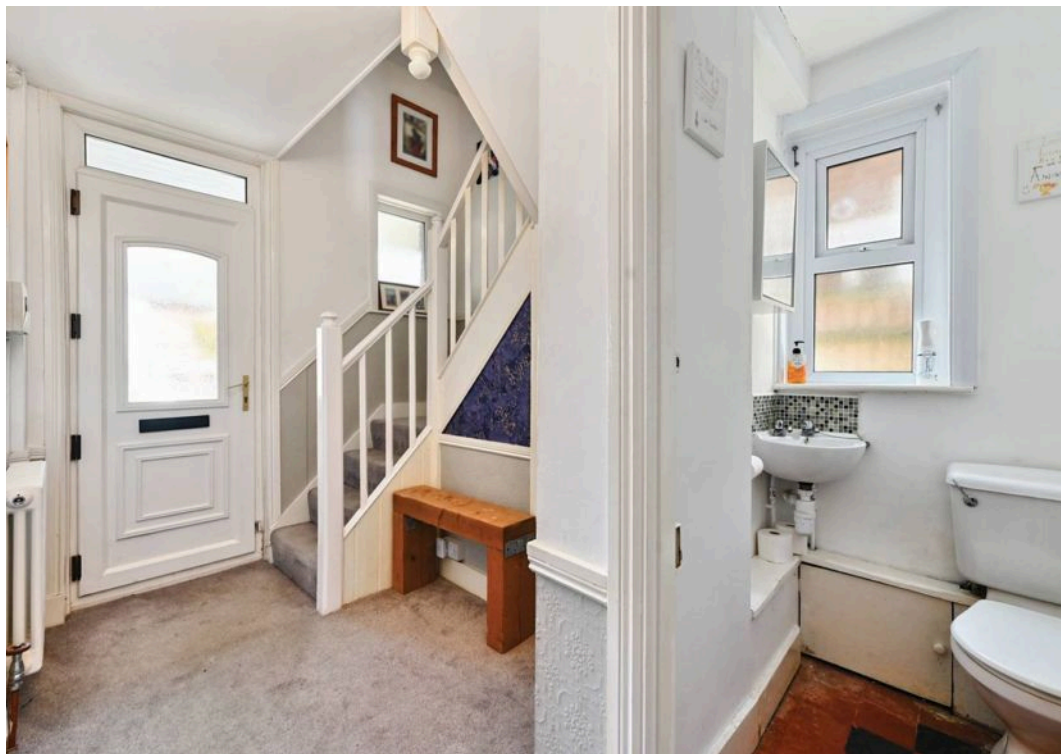
Window to the rear, radiator and fitted carpet.

### Bathroom

Comprising a large walk-in shower enclosure with thermostatic shower, WC, wash basin, towel radiator, illuminated mirror, wall panelling and vinyl flooring. Window to the side.

















## Mabledon Avenue, TN24

Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft

Approximate Garage Internal Area = 35 sq m / 377 sq ft

Approximate Outbuilding Internal Area = 3.4 sq m / 37 sq ft

Approximate Total Internal Area = 143.9 sq m / 1550 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.





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