



**31 Constantine Road, Ashford**

Guide Price **£475,000**

**Skippers**



## 31 Constantine Road

Ashford, Ashford

The perfect base for busy family living. With four generous bedrooms, two bathrooms, a home office space, and a sunny, secure garden, there's room for everyone to have their own space — and plenty of space to come together. Excellent schools and easy transport links mean less stress and more time for what matters.

Council Tax band: E

Tenure: Freehold

- 4-bedroom detached house
- Modern open-plan living space opening to the garden
- Modern fitted Kitchen with integrated appliances
- Built-in wardrobes and en-suite to Bedroom 1
- Integral Garage & Driveway parking for 2 cars
- Sunny and secluded private garden
- Popular Knights Park development
- No onward chain





### Hallway

Part glazed composite door to the front, stairs to the first-floor with under-stairs storage area, doors to each room, radiator and LVT flooring.

### Cloakroom

Window to the front, WC, wash hand basin, radiator and LVT flooring.

### Study

8' 0" x 10' 5" (2.44m x 3.18m)

Window to the front, fitted office furniture, radiator and fitted carpet.

### Kitchen

10' 10" x 15' 1" (3.31m x 4.59m)

Modern fitted kitchen comprising matching wall and base units with Granite worksurfaces and splashback over, inset sink/drain, built-in appliances including an eye-level oven with combo/microwave oven above, 5-ring gas hob with extractor hood over, dishwasher, washing machine and American fridge/freezer. Granite breakfast bar for casual dining, LVT flooring and door to the side.

### Lounge

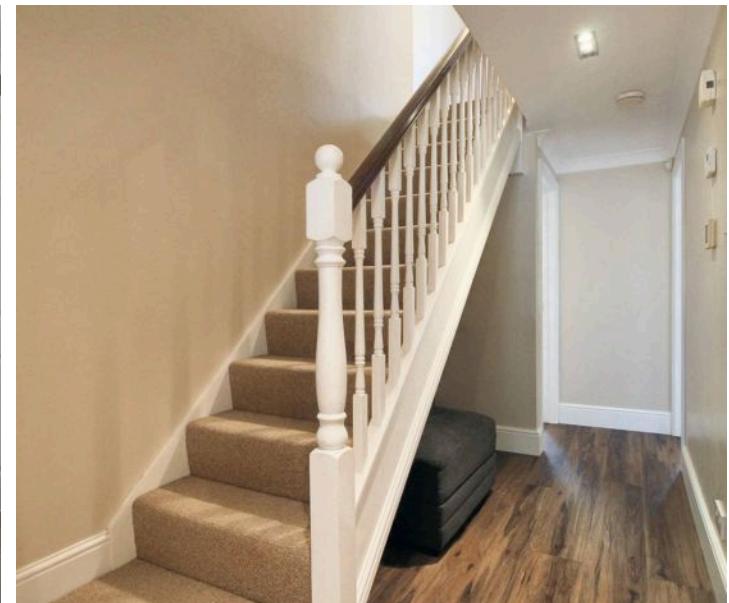
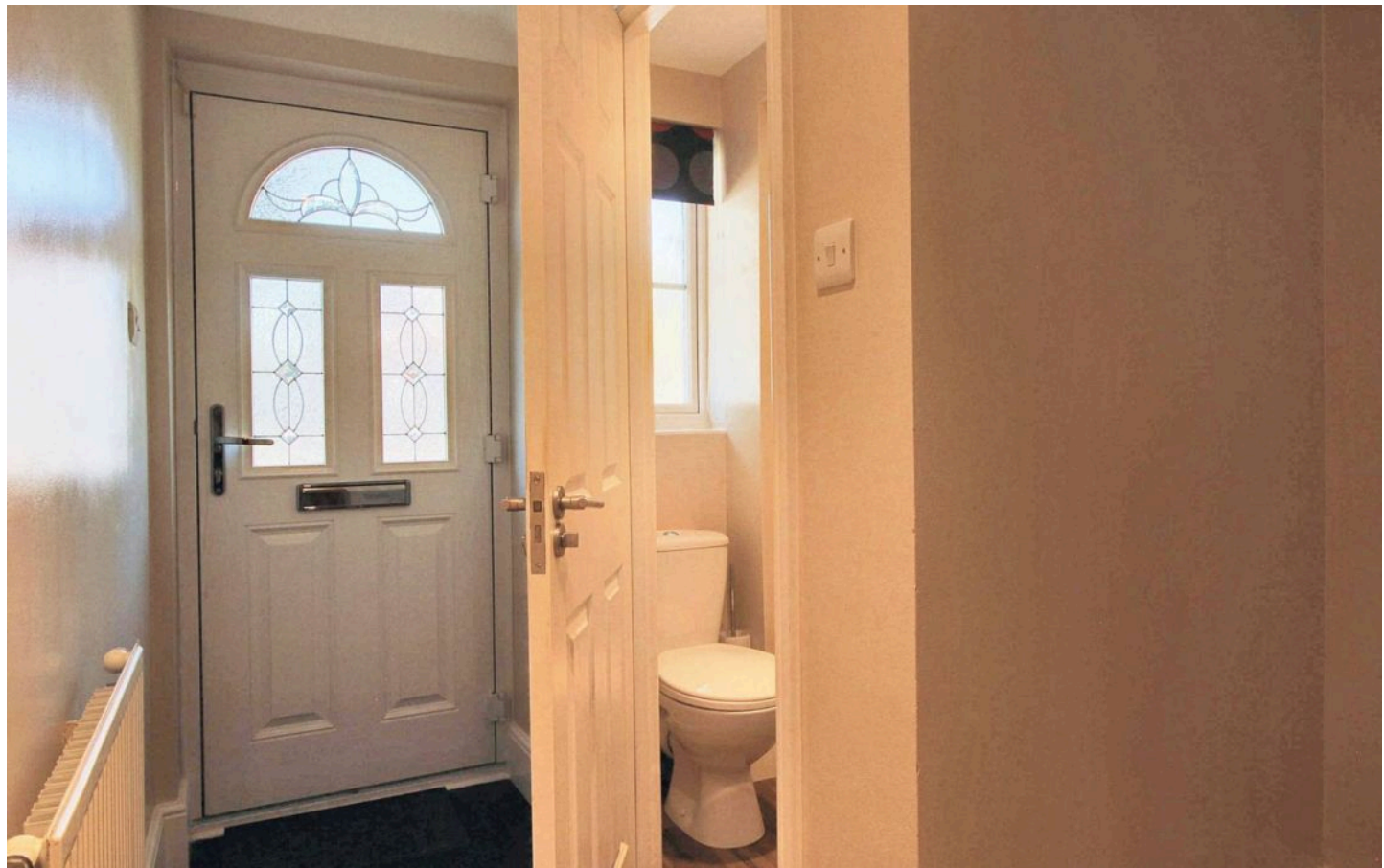
11' 3" x 13' 0" (3.42m x 3.95m)

Open-plan living space open to the sun room/dining area, featuring a radiator and LVT flooring.

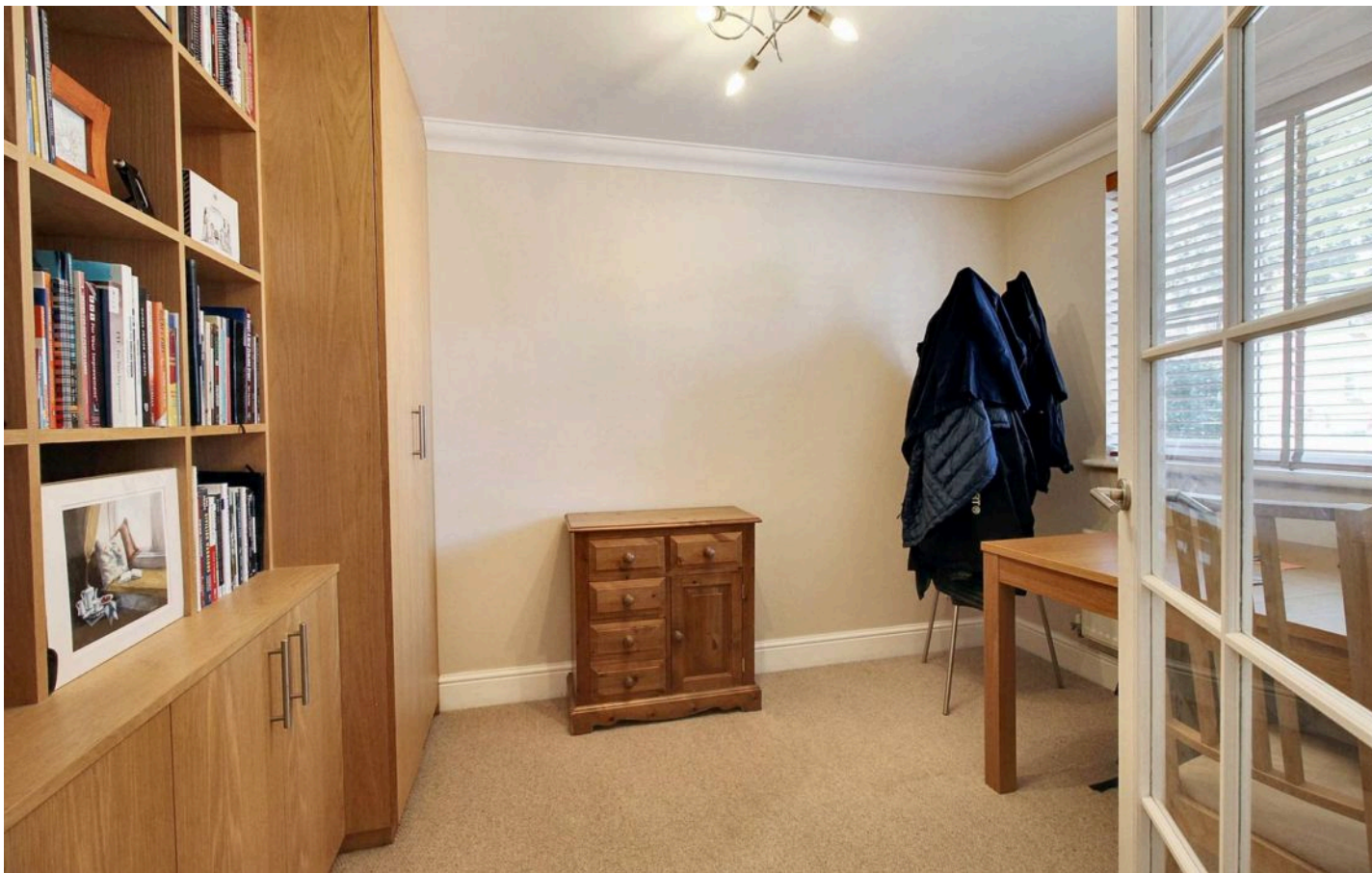
### Sun Room/Dining Area

9' 5" x 8' 4" (2.87m x 2.55m)

Two sets of double doors opening to the garden, skylight windows, radiator and LVT flooring.







### **Landing**

Doors to each room, loft access, cupboard housing central heating boiler & tumble dryer and fitted carpet to the stairs and landing.

### **Bedroom 1**

10' 10" x 13' 2" (3.29m x 4.01m)

Dual aspect with windows to the front and side, built-in wardrobes, radiator and fitted carpet.

### **En-suite**

Window to the front, quadrant shower enclosure with thermostatic shower, WC, wash basin, towel radiator, extractor fan, tiled walls and LVT flooring.

### **Bedroom 2**

8' 8" x 13' 2" (2.65m x 4.01m)

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

### **Bedroom 3**

10' 2" x 12' 5" (3.09m x 3.79m)

Window to the rear, radiator and fitted carpet.

### **Bedroom 4**

7' 3" x 9' 0" (2.22m x 2.74m)

Window to the rear, radiator and fitted carpet.

### **Bathroom**

Window to the rear, square shower enclosure with thermostatic shower, bath with mixer taps, WC, wash basin, radiator, extractor fan, tiled walls and LVT flooring.





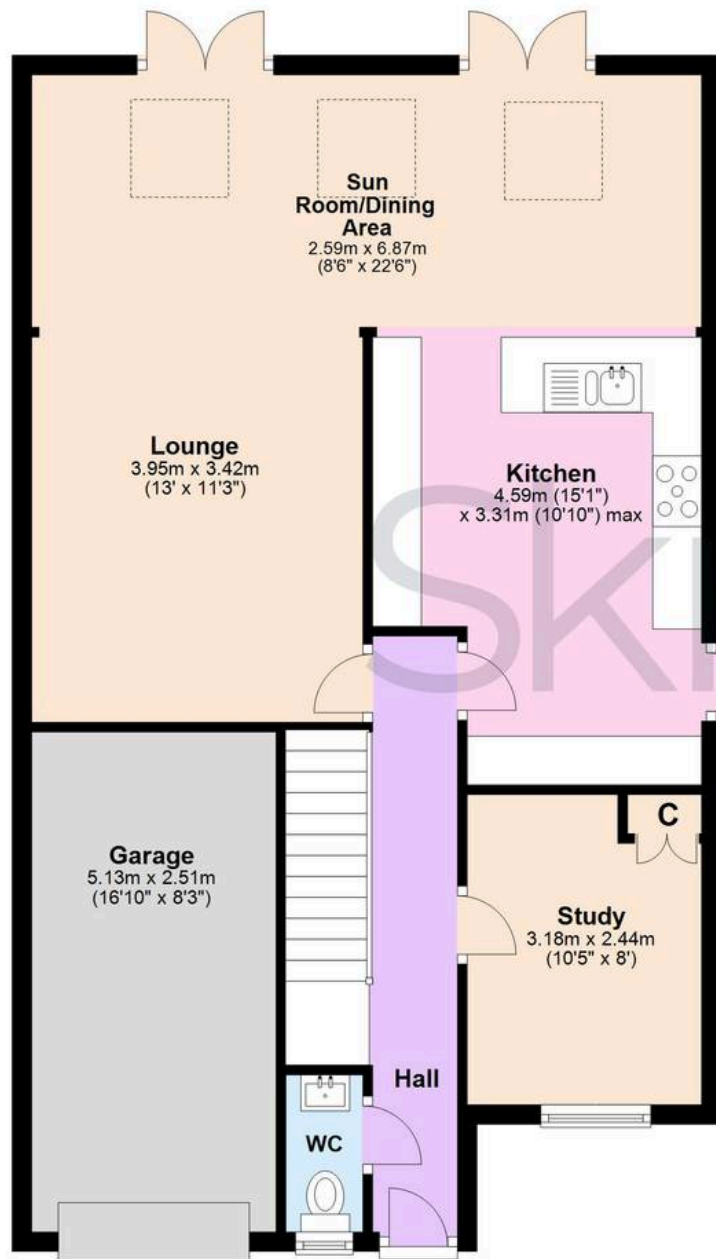






## Ground Floor

Approx. 76.6 sq. metres (824.9 sq. feet)



## First Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



Total area: approx. 131.2 sq. metres (1411.7 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.





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