



8 Magnolia Drive, Ashford  
£280,000

# 8 Magnolia Drive

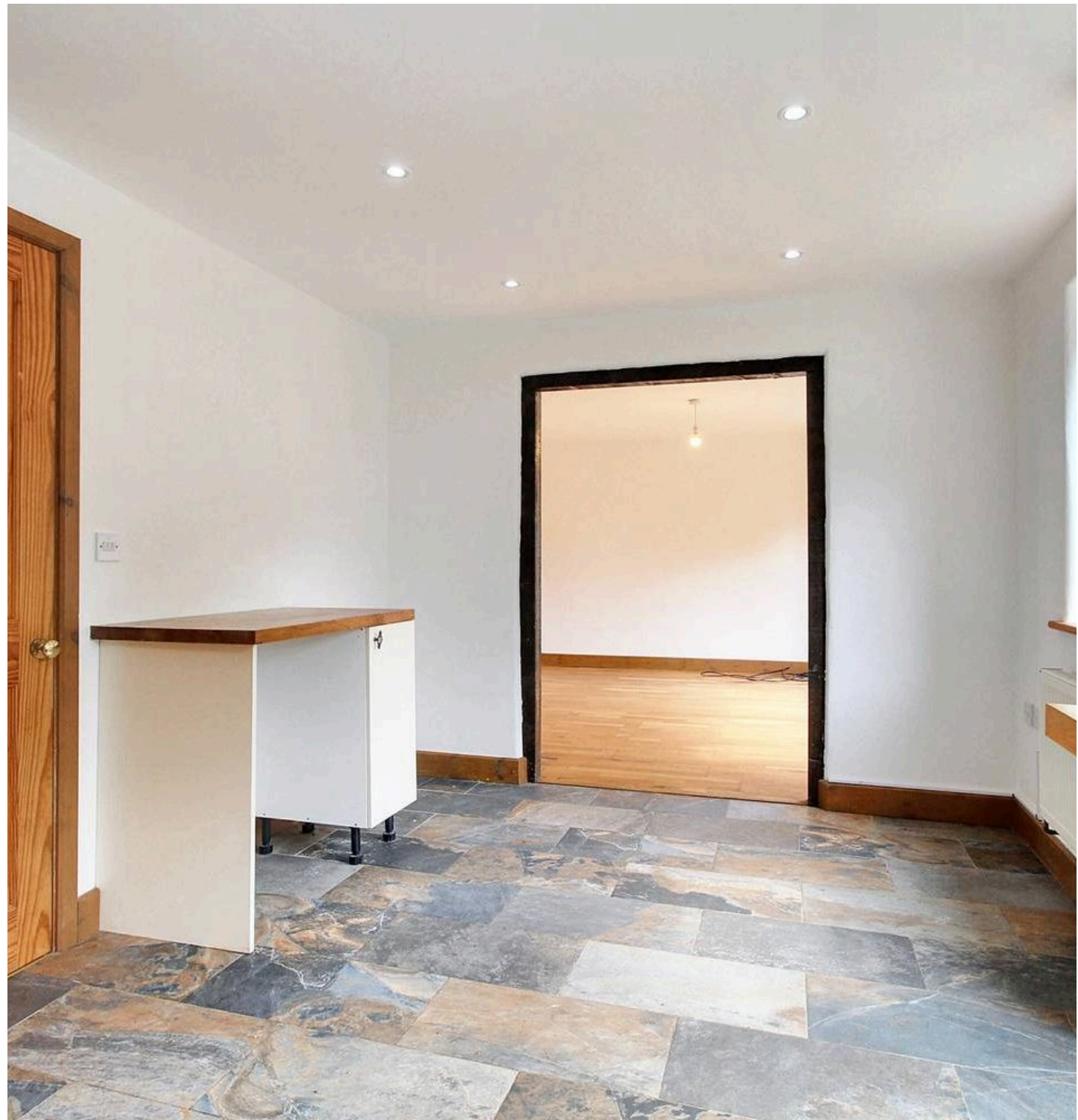
Ashford, Ashford

Freshly updated and ready to move into, this stylish two-bedroom semi-detached home in sought-after Kingsnorth offers generous living space, a private garden, and parking for two cars. With local schools, shops, and high-speed links to London just minutes away, it's the perfect blend of comfort & convenience.

Council Tax band: D

Tenure: Freehold

- 2-bedroom semi-detached home
- Generously sized kitchen/breakfast room overlooking the garden
- Downstairs cloakroom
- Brand new uPVC windows and doors fitted throughout
- Driveway parking for 2 cars
- Private rear garden with decked seating area
- Tucked away position within a small cul-de-sac setting



**Hall**

Part glazed uPVC door to the front, stairs to first-floor with under-stairs storage space, radiator and laminate wood flooring.

**Cloakroom**

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

**Lounge**

16' 10" x 12' 11" (5.14m x 3.94m)

Dual aspect with window to the front and double doors opening to the garden, opening through to the kitchen/breakfast room, radiator and wood flooring.

**Kitchen/Breakfast Room**

15' 3" x 9' 7" (4.65m x 2.93m)

Windows to the rear and door opening to the garden, radiator and tiled flooring. Fitted kitchen comprising matching wall and base units with wood work surfaces over, inset stainless steel 1.5 bowl sink/drain, built-in electric oven, 4-ring gas hob and extractor hood over, plumbing and space for washing machine and dishwasher and space for fridge/freezer.

**Landing**

Doors to each room, storage cupboard, loft access and fitted carpet to the stairs and landing.

**Bedroom 1**

16' 10" x 10' 4" (5.14m x 3.14m)

Dual aspect with window to the rear and roof windows to the front, fitted cupboards, radiator and fitted carpet.

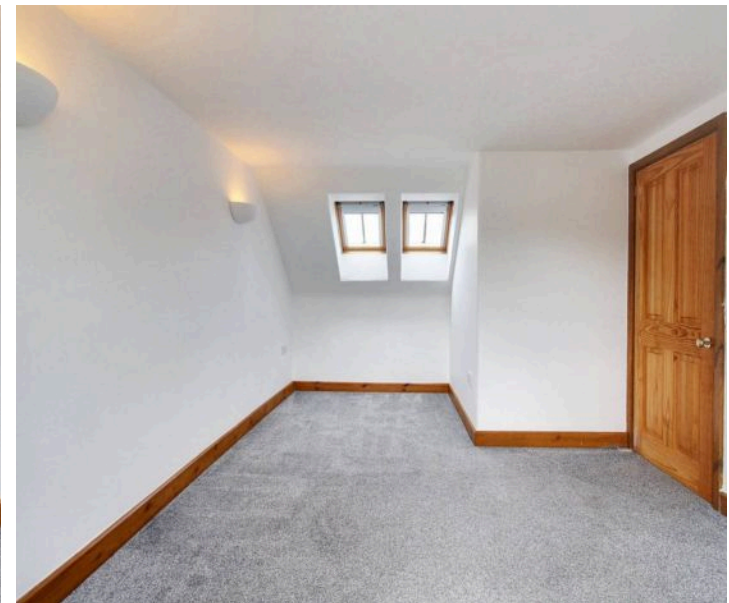
**Bedroom 2**

16' 10" x 9' 6" (5.14m x 2.89m)

Dual aspect with window to the rear and roof windows to the front, radiator and fitted carpet.

**Bathroom**

Window to the rear, bath with mixer taps, shower attachment and glass screen, WC, wash basin, extractor fan, towel radiator, wall tiling around the bath and tiled floor.

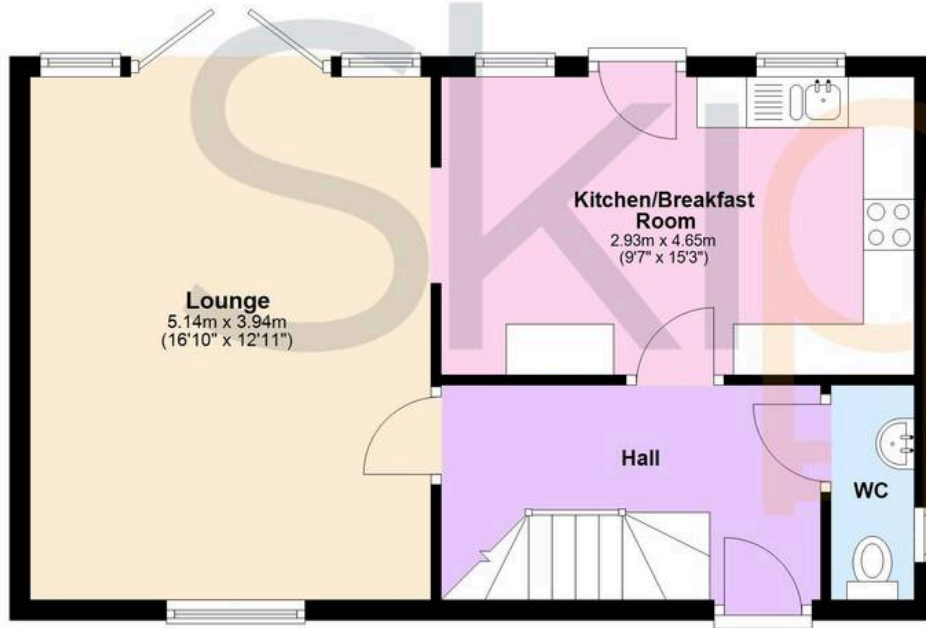






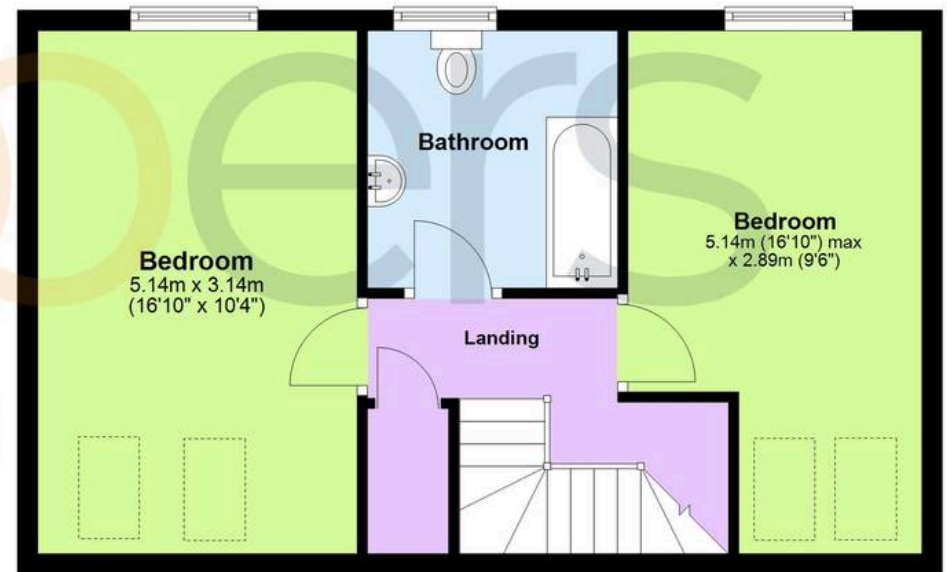
## Ground Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



## First Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 89.3 sq. metres (961.0 sq. feet)



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