



34 Mountbatten Way, Brabourne Lees

Guide Price £500,000

Skippers

34 Mountbatten Way

Brabourne Lees, Ashford

This impressive four-bedroom, two-bathroom link detached house offers versatile and beautifully presented living spaces ideal for modern family life.
Council Tax band: E

Tenure: Freehold

- Guide Price £500,000 to £525,000
- Chain Free
- Brabourne Lees
- Four Bedrooms
- Close to local primary school
- Modern kitchen with island and integrated appliances
- Spacious open plan kitchen dining area
- Large, well-maintained private garden with patio
- Cosy living rooms with exposed brick feature walls and fireplaces
- Modern bathrooms with walk-in showers and heated towel rails
- Ample built-in storage throughout
- Integrated garage and spacious driveway providing off-road parking
- Abundant natural light in all rooms
- Child-friendly bedrooms with decorative accent walls



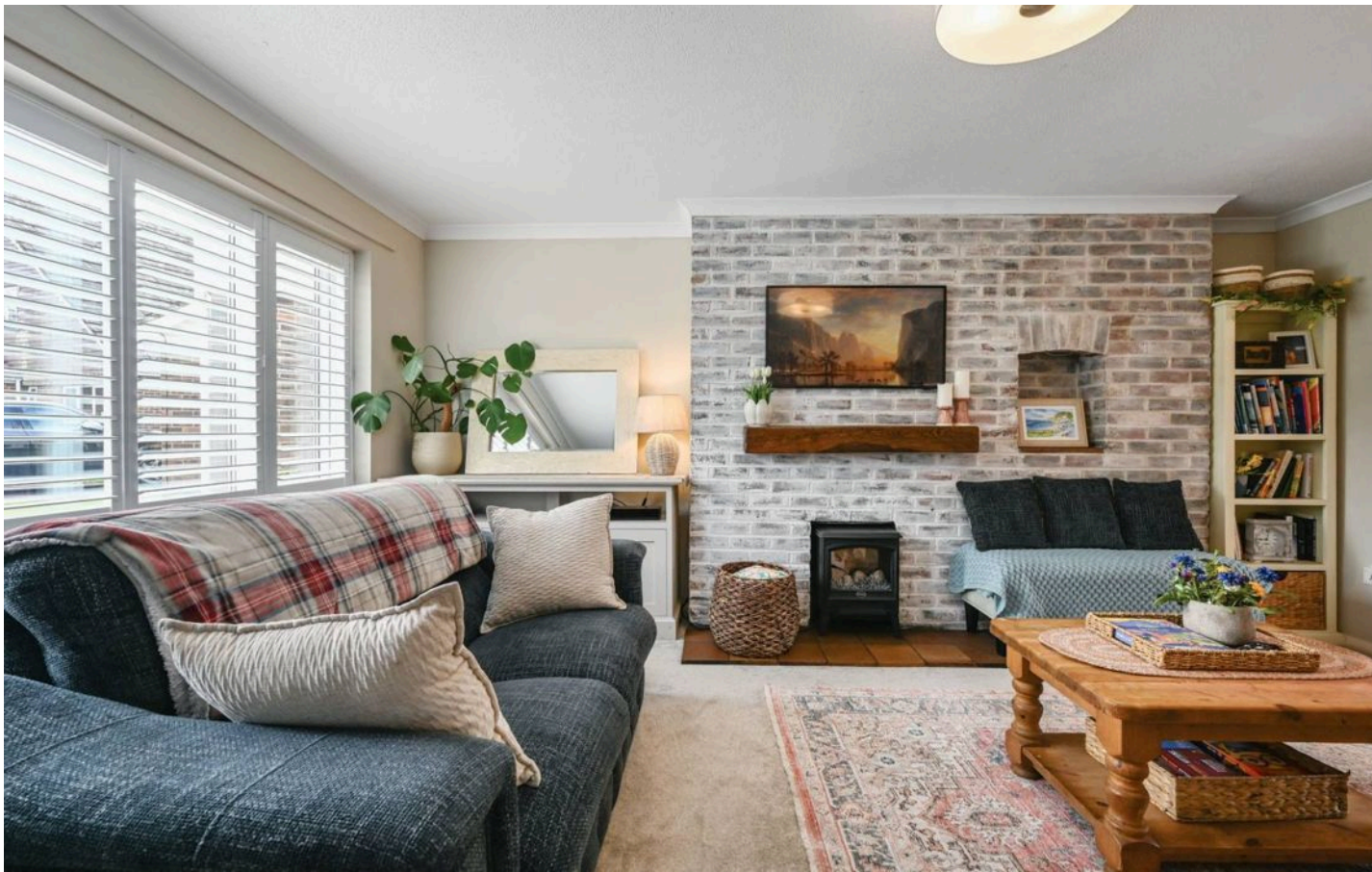
Hallway

The entrance hall offers a welcoming approach to the property, with a clear view through to the kitchen and dining area beyond. The space includes a staircase rising to the first floor and access to the principal reception rooms including practical storage provided beneath the stairs. Finished with Karndean Luxury Vinyl Tiles (LVT) throughout hallway.

Kitchen/Dining Room

The heart of this home is the stunning open-plan kitchen and dining area, designed with both style and practicality in mind. The kitchen is beautifully appointed with sleek shaker-style cabinetry, polished stone worktops, and a classic farmhouse sink, complemented by a central island that provides both seating and additional workspace. A smaller butcher's block unit with a solid wood top adds charm and functionality, perfect for everyday meal preparation. Integrated appliances, a double oven, and a generous amount of storage ensure the kitchen is as practical as it is attractive, while the warm tones of the Karndean Luxury Vinyl Tiles (LVT) bring a natural flow throughout the space. Large windows and French doors flood the room with light, offering pleasant views across the rear garden and creating a bright, welcoming atmosphere.





Sitting Room

13' 0" x 16' 10" (3.96m x 5.13m)

The living room is a generous and inviting space, centred around an exposed brick feature wall with inset alcove and wood mantel, adding warmth and character. A large front-facing window allows natural light to flow through, while the neutral décor and stylish finishes create a comfortable yet elegant setting. The room offers excellent versatility for family living, with ample space for both seating and display furniture. Open access to the dining area and garden beyond gives the room a bright, connected feel, perfect for entertaining or relaxing at home.

Utility Room

7' 10" x 7' 10" (2.39m x 2.39m)

The property benefits from a useful utility room, providing space and plumbing for laundry appliances alongside additional storage. A side door offers direct access to the garden, making it a practical and convenient area for everyday household tasks.





Bedroom One

9' 6" x 14' 7" (2.90m x 4.45m)

The principal bedroom is a well-proportioned double, thoughtfully designed with fitted wardrobes and overhead storage to maximise space. A large window allows plenty of natural light, while the neutral décor and feature lighting create a calm and inviting atmosphere. The room also benefits from access to its own en suite, adding convenience and comfort.

En-suite

The en suite is well-appointed with a corner shower enclosure, wash basin set within vanity storage and a low-level WC. Fully tiled walls, inset lighting and a frosted window create a bright and modern finish, while the fitted cabinetry offers excellent practical storage.

Bedroom Two

8' 6" x 13' 0" (2.59m x 3.96m)

This is a well-sized double bedroom, decorated in neutral tones and filled with natural light from the large window with fitted shutters. The room comfortably accommodates a double bed and additional furnishings, making it a versatile space ideal for family use or guests.

Bedroom Three

10' 6" x 8' 6" (3.20m x 2.59m)

This bright and versatile bedroom is well-proportioned and currently styled as a fun children's room. A large rear-facing window with fitted shutters ensures plenty of natural light, while the layout offers space for a bed, storage and a study desk, making it equally suitable as a child's bedroom or guest room





Bedroom Four

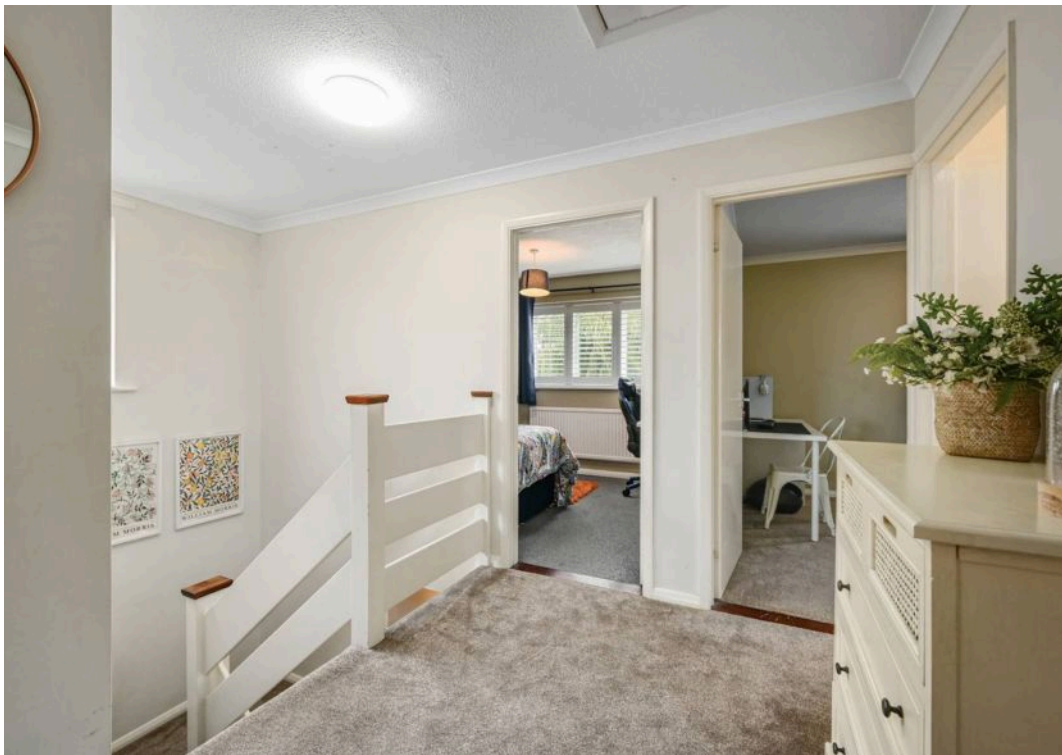
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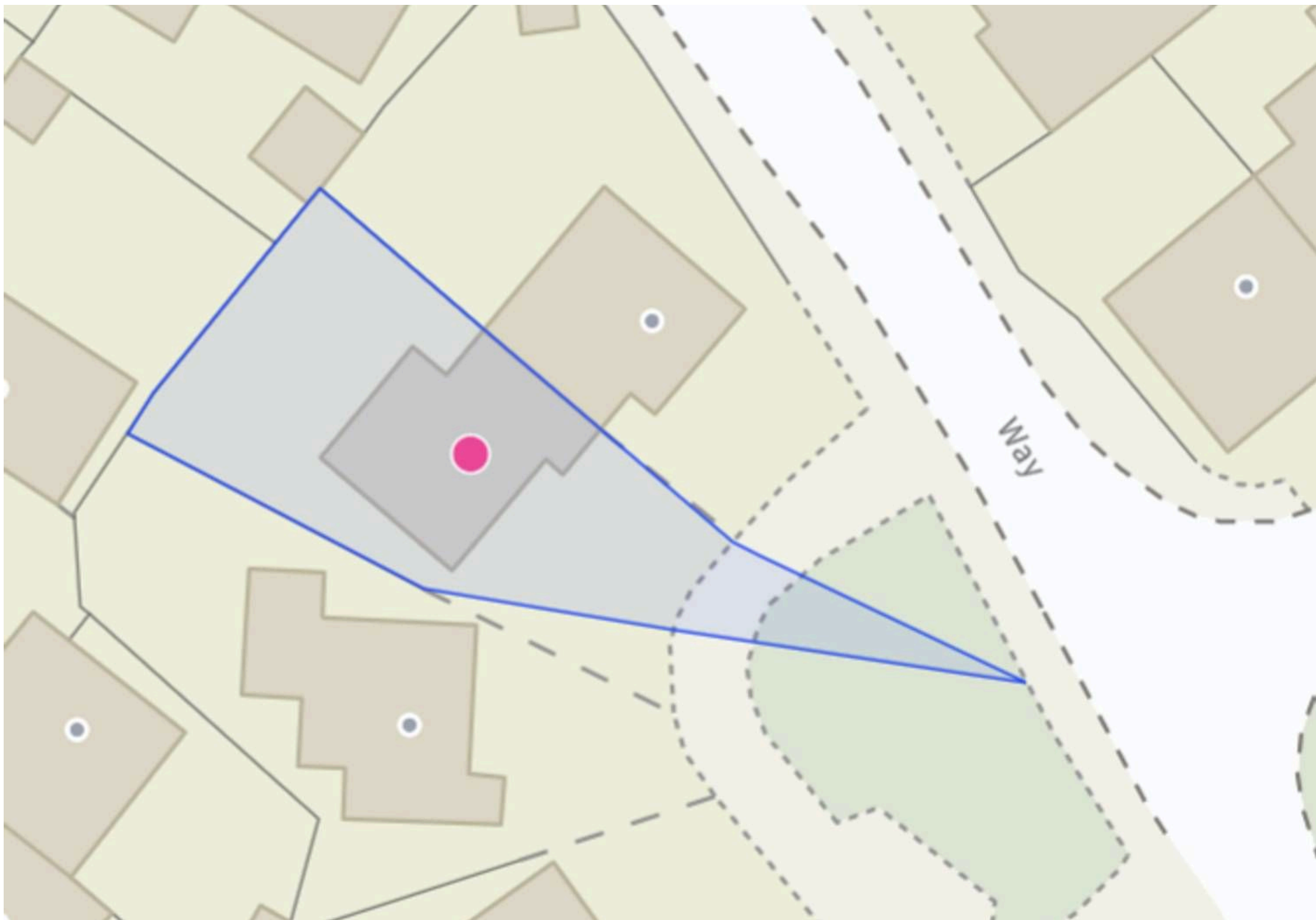
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Bathroom

The bathroom is fitted with a modern white suite, including a shaped bath with overhead shower and glass screen, a low-level WC and a vanity unit with inset basin offering useful storage. Contemporary tiling and a heated towel rail complete the finish, while a rear window brings in natural light.





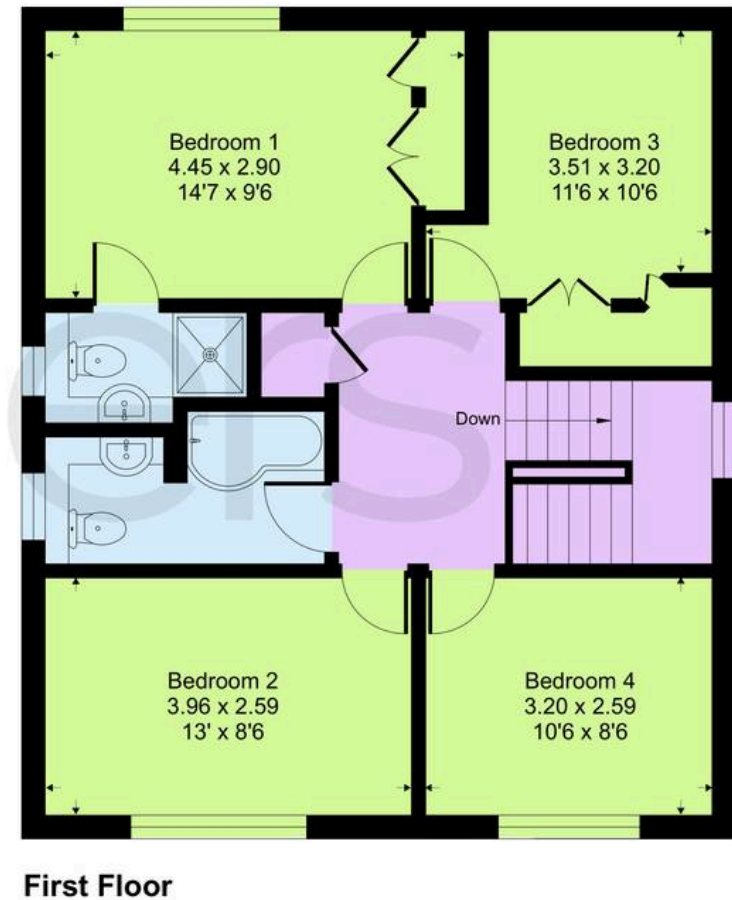
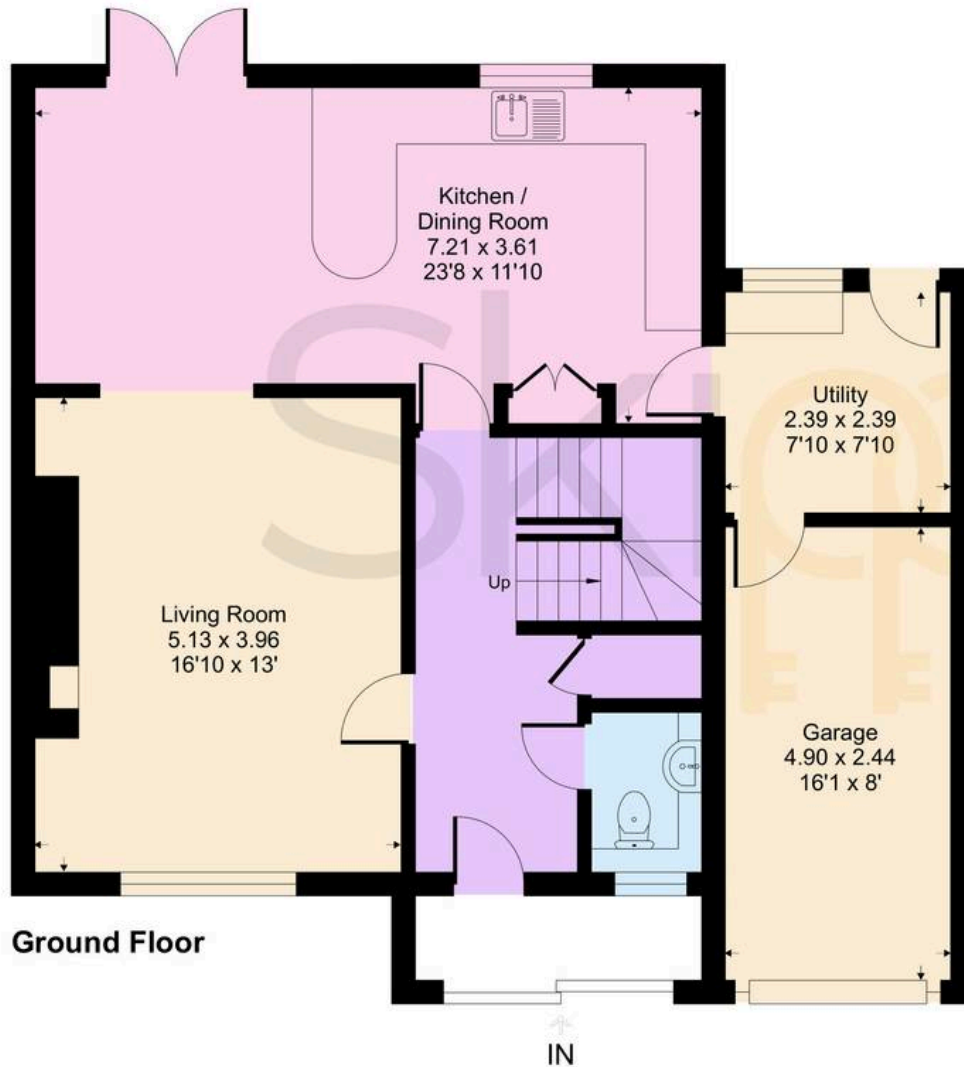


Mountbattern Way, TN25

Approximate Gross Internal Area = 132.4 sq m / 1426 sq ft

Approximate Garage Internal Area = 11.9 sq m / 129 sq ft

Approximate Total Internal Area = 144.3 sq m / 1555 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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