



61 Bradbridge Green, Ashford  
£325,000

Skippers

# 61 Bradbridge Green

Ashford, Ashford

A beautifully presented 3/4 bedroom townhouse arranged over three floors, offering stylish and flexible living ideal for modern family life. Recently decorated throughout and sold with no onward chain, the home features a private rear garden, off-road parking and versatile accommodation to suit growing families. Perfectly located in popular Singleton, close to schools, amenities and green spaces.

Council Tax band: D

Tenure: Freehold

- Spacious 3/4 bedroom townhouse arranged over three floors
- Flexible ground floor bedroom/reception room (converted garage)
- Recently decorated throughout – ready to move straight into
- Bright living room and generous kitchen/diner with garden access
- Ground floor utility room and cloakroom for added practicality
- First floor shower room plus top floor family bathroom
- Enclosed rear garden, mainly laid to lawn with gated rear access
- Driveway to the front providing off-road parking for one car
- Popular Singleton location close to schools, shops and amenities
- Offered for sale with no onward chain



## **Hallway**

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

## **Bedroom/Reception**

8' 11" x 21' 0" (2.73m x 6.40m)

Window to the front, radiator and laminate wood flooring.

Former garage.

## **Utility**

Wall cupboards, worksurface with space below for washing machine and tumble dryer, radiator and laminate wood flooring.

## **First Floor Landing**

Doors to the Lounge, Kitchen/Diner & Shower Room, stairs to second floor, radiator and fitted carpet to the stairs and landing.

## **Kitchen/Diner**

15' 7" x 9' 5" (4.74m x 2.86m)

Window looking over the garden, sliding patio doors leading out, radiator and laminate wood flooring. Range of fitted wall and base units with worksurfaces over, inset 1.5 bowl sink/drainer, built-in double electric oven, 4-ring gas hob with extractor above, dishwasher and fridge.

## **Lounge**

9' 11" x 14' 8" (3.01m x 4.48m)

Sliding patio doors to the front leading onto Balcony with rooftop views across Ashford, radiator and fitted carpet.

## **Shower Room**

Window to the front, square shower enclosure with thermostatic shower and tiled walls, WC, wash basin with storage below, towel radiator m, extractor fan, part wall tiling and vinyl flooring.





### **Second Floor Landing**

Doors to each bedroom and bathroom, loft access, cupboard housing hot water cylinder, radiator and fitted carpet to the stairs and landing.

### **Bedroom 1**

9' 1" x 12' 5" (2.78m x 3.78m)

Window to the front enjoying far reaching rooftop views across Ashford, built-in wardrobe, radiator and fitted carpet.

### **Bedroom 2**

9' 2" x 11' 5" (2.80m x 3.49m)

Window to the rear, radiator and fitted carpet.

### **Bedroom 3**

8' 2" x 6' 9" (2.50m x 2.07m)

Window to the rear, radiator and fitted carpet.

### **Bathroom**

Window to the front, bath with mixer taps and shower over, WC, wash basin, towel radiator, extractor fan, part wall tiling and tiled flooring.





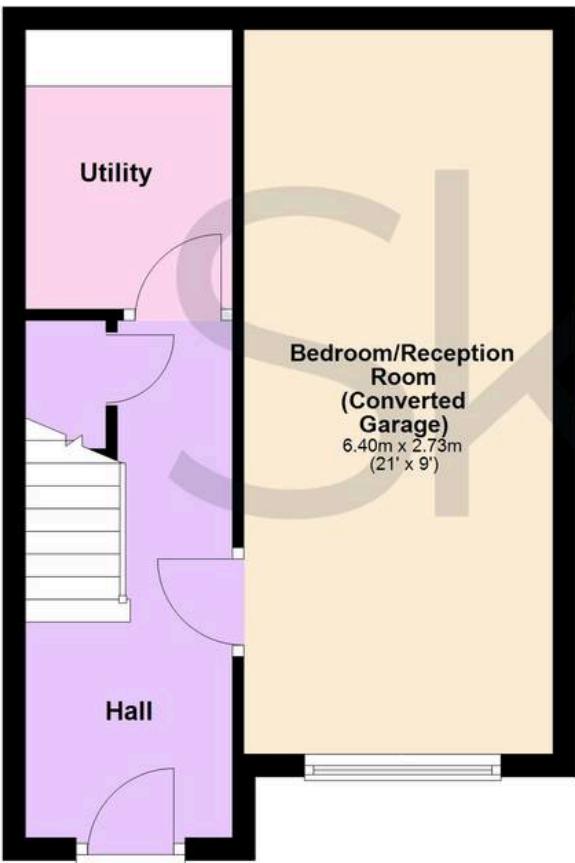


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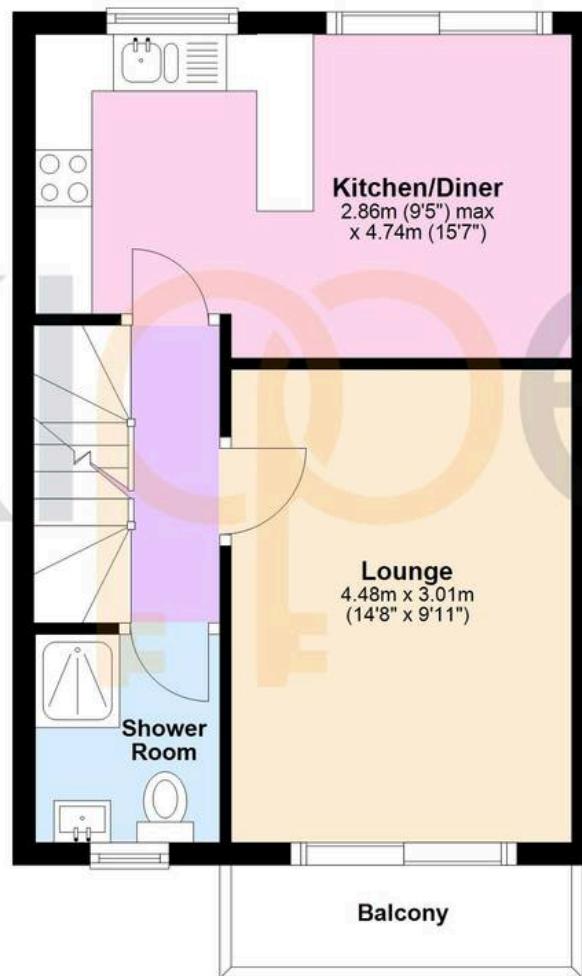
## Ground Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



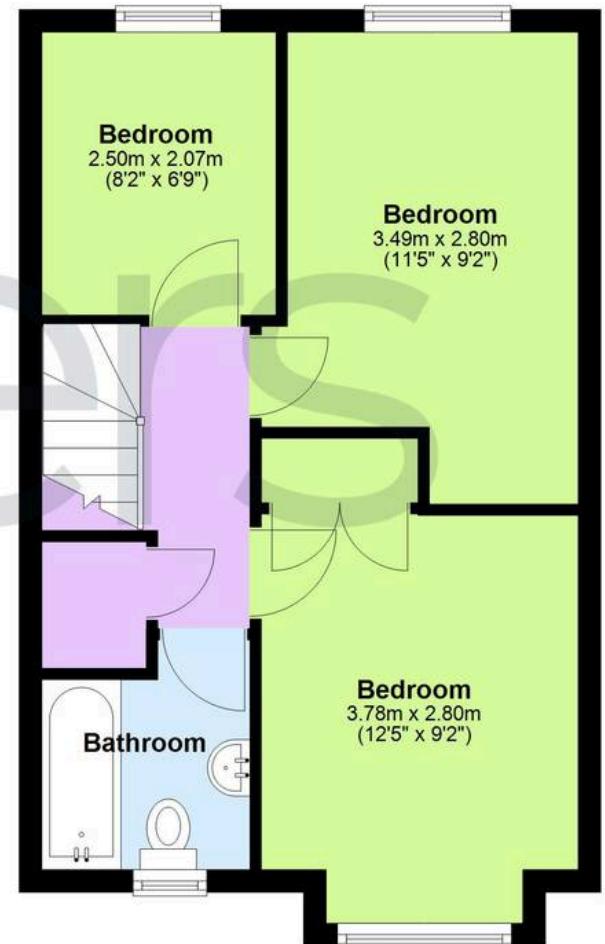
## First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



## Second Floor

Approx. 36.6 sq. metres (394.5 sq. feet)



Total area: approx. 103.0 sq. metres (1108.5 sq. feet)



## Skippers Estate Agents – Ashford

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